



Wakehurst Road, London
SW11



Beyond your expectations

A link semi detached house between the commons EPC E

Hamptons International
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Three bedrooms | Semi detached | 1421 sqft | Garden | Planning permission granted for full basement and loft conversion | WC | Bathroom | Between the commons

Guide Price £1,435,000 Freehold

Description

An unusually wide late Victorian family house in this ever popular street. The property is in good order throughout but could benefit from a small amount of cosmetic updating and perhaps a new kitchen & bathroom.

Situated on the Wandsworth Common end of the road and with a good sized south facing garden. It is also equidistant from both Belleville School and the new Bolingbroke Academy so should be within catchment area for both (subject to intake).

The property offers a wonderful opportunity to create a perfect family home as it is offered (subject to offer level) with full planning permission granted for alterations including erection of hip to gable side roof extension, erection of mansard roof extension to main rear roof and above two-storey back addition. Erection of a single-storey rear extension and excavation to enlarge basement including formation of front and rear lightwells with glass cover. This provides two additional bedrooms, a family room, gymnasium, media room and a fully extended kitchen/diner.

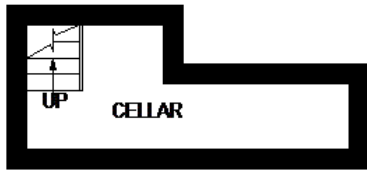
Location

Wakehurst Road is a pretty tree lined street that runs from Wandsworth Common at one end to Clapham Common at the other. The property is situated just up from the ever popular Northcote Road with its vast array of shops, bars and restaurants.

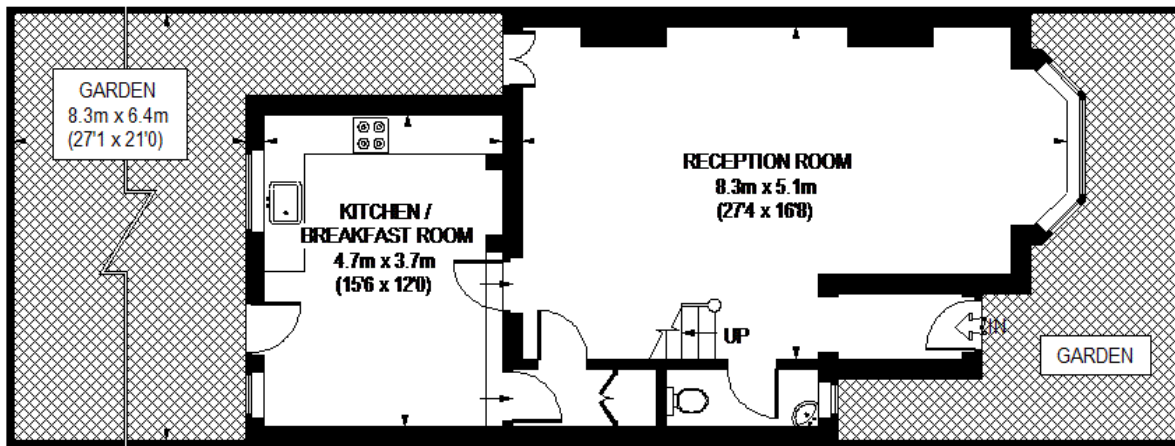
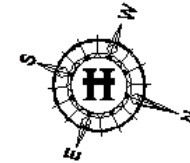


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

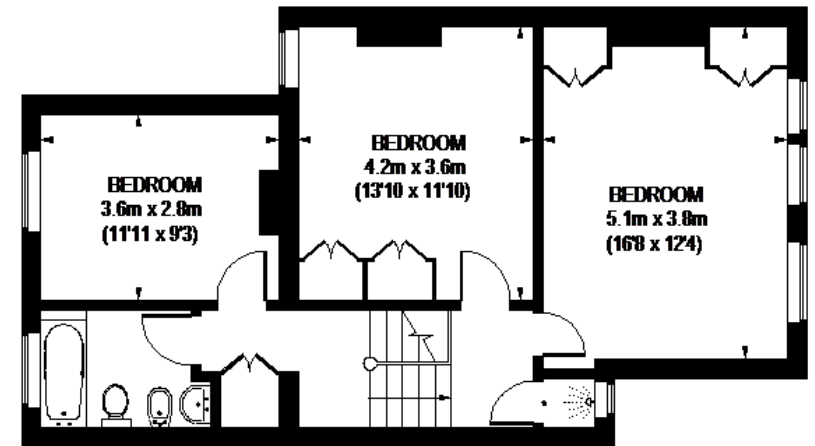
WAKEHURST ROAD



CELLAR



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA =
 CELLAR = 75 SQ. FT. (7 SQ. M.)
 GROUND FLOOR = 678 SQ. FT. (63 SQ. M.)
 FIRST FLOOR = 667 SQ. FT. (62 SQ. M.)
 TOTAL = 1421 SQ. FT. (132 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property. (ID38196)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

