



CHELWOOD PARTNERS



Salcott Road, SW11

A beautifully presented and extended Victorian house situated 'between the Commons' and a stone's throw from Northcote Road.

4 BEDROOMS | 4 BATHROOMS

Wide Victorian terraced house | Large reception room | Superb kitchen/dining room | Family room | Guest cloakroom | Utility room | Principal bedroom suite | Three further double bedrooms | Three further bathrooms | 21ft garden | EPC rating: C | Council tax band: F | 2,202 sq. ft. / 204.57 sq. m

ASKING PRICE:
£1,895,000

FREEHOLD

BOROUGH OF WANDSWORTH



SCHOOLS

Honeywell School	0.4 miles
Thomas's Clapham	0.6 miles
Broomwood School	0.5 miles

TRANSPORT

Clapham Junction	0.6 miles
Wandsworth Common	0.9 miles
Clapham South	1.2 miles

AMENITIES

Wandsworth Common	0.1 miles
Northcote Road	0.1 miles
Bellevue Road	1.0 miles



We are delighted to offer this beautifully designed Victorian house, located 'between the Commons', and is moments from the Northcote Road and Wandsworth Common. Measuring over 2,200 sq. ft, this stunning family home retains a wealth of original period features and is finished to a superb standard throughout.

Upon entering this stylish and warm home, to the right, you step into the brilliantly designed kitchen/dining room which incorporates an elegant and large dining area. The kitchen itself is fitted with a generous array of Shaker style wall and base units, a six gas-burning Britannia hob and oven with overhead extraction. This sophisticated space boasts a central island which includes the double sink, Quooker boiling tap and pendant lighting above. Completing the kitchen area is a further counter with ample seating for three bars stools. This tasteful room benefits from wooden flooring throughout and is bathed with natural light from the bay window and its open plan nature.

To the rear of the ground floor is the superb reception room which measures nearly 300 sq. ft and features excellent ceiling height throughout. This distinguished reception space is also flooded with light from the bifold doors which open onto the garden creating a wonderful space to relax and entertain, particularly in the warmer months. The good-sized garden feels very much a part of the ground floor which is owed to the open-plan nature of this property. With terracotta-style brick floor tiling and slatted trellis, there is plenty of space for seating, a dining table, barbecue, and space for children to play.

The lower ground floor boasts a sizeable family/media room, featuring an extensive Sonos sound system, while also offering good ceiling height and wooden flooring throughout. A particular feature is the wall-to-wall bespoke shelving and cupboards with the space and wiring for a large television. This floor also benefits from an all-important utility room and a rather smart guest cloakroom.

On first floor, and to the front, you find the bright principal bedroom suite which boasts a wide bay window, bespoke cabinetry and generous proportions throughout. The sumptuous en suite bathroom comprises a large bath with mosaic tile surround and a large sash window with views to the rear. There is excellent storage in the extensive built in floor to ceiling wardrobes. To the rear of the first floor is a double bedroom benefitting from built in wardrobes and being adjacent to a shower room.

An additional two bedrooms are located on the second floor. The rear double bedroom also boasts built in wardrobes and is next door to another shower room. To the front of the top floor, you find a further and substantial double bedroom with windows to the front and rear. This bright room offers an abundance of space and an en suite bathroom as well as access to the eaves storage.

Salcott Road offers immediate access to the amenities of Northcote Road with its vast array of restaurants, shops, cafés and bars. The wide-open spaces of Wandsworth and Clapham Common are just moments away with all its amenities, including sports pitches, tennis courts, ponds and café.

The property benefits from the excellent transport links of Clapham Junction and Wandsworth Common mainline railway stations, Clapham South underground station, and an extensive network of bus routes providing extensive access to Central London and beyond.

There is a good variety of well-established independent and state schools in the area, with the closest being Belleville School but also including Thomas's Clapham, Honeywell School, Bolingbroke Academy and both Broomwood Schools.









“We have loved living in Salcott Road and the friendly community of Northcote Road. Raising my family of four we have thoroughly enjoyed the separate media room for home movie nights and where the kids were also able to entertain their friends in a separate space; memorable parties, with the Sonos music system, extended throughout the ground floor and into the garden to catch the late summer sun. We will miss the close proximity of the wonderful selection of boutique shops, bars, restaurants and supermarkets and the excellent communication network of buses and overground, into central London within a matter of minutes.”

THE OWNERS

SALCOTT ROAD, SW11

Approximate gross internal area

2202 sq ft / 204.57 sq m

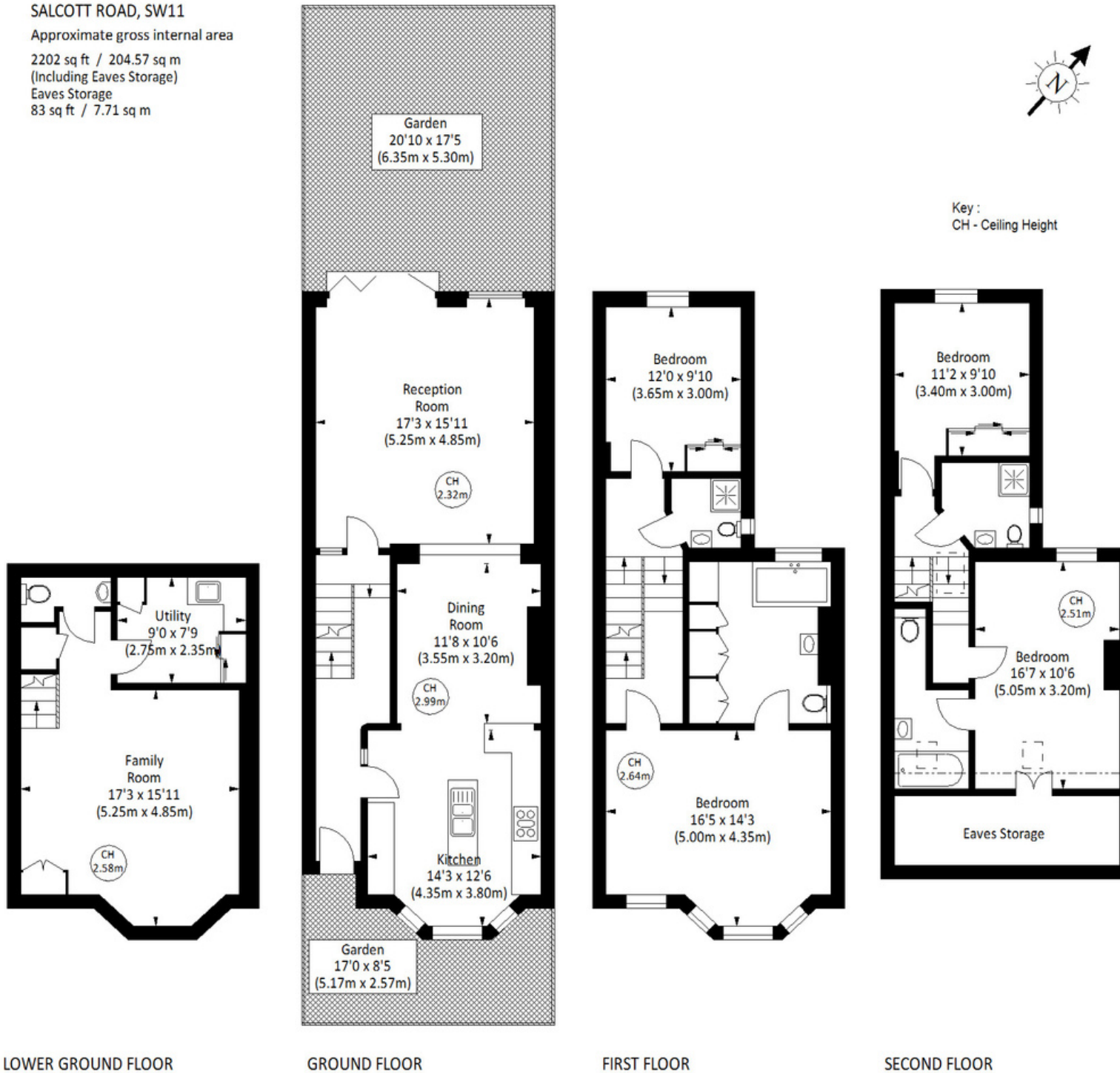
(Including Eaves Storage)

Eaves Storage

83 sq ft / 7.71 sq m



Key :
CH - Ceiling Height



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



CHELWOOD PARTNERS

Please get in touch.

Gemma Harvey-Perry

Partner

07813 669 565

gemma@chelwoodpartners.com

Ben Bradshaw

Partner

07941 225 772

ben@chelwoodpartners.com

Rupert Jermyn

Partner

07906 341 536

rupert@chelwoodpartners.com

Chelwood Partners

The Old Print House, 173 Northcote Road, London SW11 6QE

chelwoodpartners.com

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