

James House  
Webb's Road  
SW11



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A perfectly positioned large two double bedroom split-level flat with a garden and situated a stone's throw from Honeywell School.

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Reception room | Open-plan kitchen/breakfast room  
Two double bedrooms | Family bathroom |  
En suite shower room | Guest cloakroom |  
Good storage | West-facing patio garden |  
Garage space | 934 sq. ft. | Council Tax Band: E |  
EPC Rating: C

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Arranged over the ground and lower floors of this handsome modern Victorian-style house, this spacious two double bedroom flat is situated right between the commons and is very close walking distance from both Honeywell and Belleville Schools.

Measuring nearly 950 sq. ft. this property benefits from a west facing garden and a demised 'rack-system' parking space in the garage. The owners are currently in the latter stages of collectively purchasing the share of freehold for the property.

You enter the property into a wider than average hallway with plenty of space for coat and shoe storage. To your right is the second double bedroom with views to the rear over the garden. Adjacent is the good-sized family bathroom which is tiled throughout and has a shower over the bath. To the left of the hallway you find the well-proportioned principal bedroom boasting fitted wardrobes and a large bay window with plantation shutters. Adjoining is the modern en suite shower room.

Asking price:  
£735,000

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Leasehold / Freehold

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Borough of  
Wandsworth







The majority of the lower ground floor is occupied by the very large reception room with open-plan kitchen. With wooden flooring running throughout, this well-equipped kitchen boasts a wide range of base and wall units, granite work surfaces, and various integrated appliances. The reception area is generous and has plenty of space for a dining table and is perfect for family life and entertaining. This room also features two large storage cupboards and an adjacent guest cloakroom. The bright patio garden is West facing and is currently laid with artificial grass and has a raised bed at the rear for shrubs, plants and trees.



Webb's Road is a pretty 'village-like' area, with its own shops and cafés, including the very popular Tierra Verde Spanish café. The well-renowned Northcote Road is a two-minute walk with its huge variety of restaurants, bars and boutique shops. In the summer, the road is pedestrianised on weekends to provide space for market stalls and al fresco dining.

The wide-open spaces of both Clapham Common and Wandsworth Common are located very nearby along with the excellent transport links of Clapham Junction Station, Clapham South underground station, and Wandsworth Common Station. There are multiple bus route from Clapham Junction that serves much of Central London and beyond.

There is an excellent variety of well-established independent and state schools in the area, with both Honeywell School and Belleville School being a very short walk from the house. Thomas's Clapham, Eaton House and Broomwood Hall are also located nearby.

*"HOLDING SPACE FOR OWNER  
QUOTATION ABOUT WHY YOU  
LOVE THE PROPERTY AND THE  
AREA"*

*Owners*



Leasehold:

**108 years remaining**

Service Charge:

**£2,000 per annum**

Ground Rent:

**£250 per annum**



Lease contact either:

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IMPORTANT NOTICE: This floorplan is for layout guidance only and not drawn to scale, unless stated clearly. All window and door openings are approximate. A detailed survey has not been carried out, nor have any appliances, services or fittings been tested. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant on them. This illustration is for identification purposes only and is not intended for part of any offer or contract.

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