



Bramfield Road, SW11

An exceptional and considerably extended Victorian house on this much sought-after residential street situated a stone's throw from Northcote Road.

5 BEDROOMS | 3 BATHROOMS

Large Victorian terraced house | Double reception room | Extended kitchen/dining room | Enormous family room | Guest cloakroom/shower room | Utility room | Principal bedroom | Four further double bedrooms | Two further bathrooms | South facing garden | EPC rating: D | Council tax band: G | 2,562 sq. ft. / 238 sq. m | Chain free

ASKING PRICE:
£1,975,000

FREEHOLD
BOROUGH OF WANDSWORTH



SCHOOLS

Honeywell School	0.2	miles
Belleville School	0.2	miles
Thomas's Clapham	0.4	miles

TRANSPORT

Clapham Junction	0.7	miles
Clapham South	1.0	miles
Multiple Bus Routes		

AMENITIES

Northcote Road	0.0	miles
Wandsworth Common	0.1	miles
Bellevue Road	0.8	miles



This substantial and well-presented Victorian family house is situated on one of the most popular roads between the Commons and runs off Northcote Road. Measuring nearly 2,600 sq. ft, this thoughtfully extended family home retains a wealth of original period features, with high ceilings throughout, a huge basement extension and a south facing garden.

As you enter the traditional Victorian hallway, to the right, you find the generous double reception room with high ceilings and a wide bay window boasting original shutters. This classical room offers an abundance of period features, including two elegant fireplaces, original cornicing and bespoke cabinetry and shelving. To the rear of the house, you enter the bright and extended kitchen/dining room which features a large central island, with marble countertop enclosing a Belling range cooker with a 7 gas-ring burner. Tastefully decorated with tiling throughout, this traditional kitchen is perfect for daily family life and boasts an extensive range of fitted wall and base units with brass handles. The kitchen has enough space to easily accommodate a large dining table and additional seating should one wish.



From the kitchen, you step out into the pretty and secluded south facing garden. Laid with elegant stone paving, the garden is surrounded with raised beds which provide a real pop of colour with all the mature plants and shrubs that are planted. This is the perfect spot to have drinks or supper in the summer months and for children to play all year round.

On the lower ground floor, and with true wow-factor, you enter a very large additional family room with impressive 3m ceiling height and wood flooring throughout. The feeling of light and space is aided by the bay windows, which are floor to ceiling in height and there is an abundance of bespoke shelving and cabinetry as well as extensive built in wine fridges. This space is so versatile and a blank canvas for an incoming purchaser – it could be a variation of a media room, gymnasium, home office space, playroom or indeed staff accommodation or a granny flat. To the rear is a large utility room which again has an abundance of storage and various white goods and laundry equipment. Adjacent is a good-sized shower room which doubles up as a guest cloakroom.



On the first floor and, to the front, you find the principal bedroom which boasts a bright bay window and features an elegant fireplace which is surrounded by two bespoke fitted wardrobes. Adjacent is a further good sized double bedroom which is currently being used as a dressing room but could easily be converted into a large en-suite bathroom to compliment the principal bedroom. To the rear of this floor is another double bedroom currently being used as a child's bedroom with pretty views over the garden below. Next door is the first of two upstairs bathrooms with a walk-in shower.

On the second-floor mezzanine to the rear you find the fourth generous double bedroom, again with views over the surrounding gardens. Adjacent is the second and family bathroom benefiting from a bath with overhead shower. On the top floor you find a large double bedroom with light flooding in from the Velux windows to the front and the sash window to the rear. There are plenty of built in wardrobes and it is from this room one can access the additional storage within the eaves.



Bramfield Road offers easy access to the amenities of Northcote Road, Webb's Road and Bellevue Road with their vast array of restaurants, shops, cafés and bars, including the Michelin starred Chez Bruce. The wide-open spaces of Wandsworth Common is less than a minutes' walk away with all its sports pitches, tennis courts, ponds and playgrounds.

There are excellent transport links including Clapham Junction and Wandsworth Common mainline stations and Clapham South underground station, which all provide fast access into the West End and the City of London. At Clapham Junction itself, there is a huge variety of bus routes going into Central London and beyond.

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





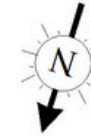
BRAMFIELD ROAD, SW11

Approximate gross internal area

2562 sq ft / 238.00 sq m

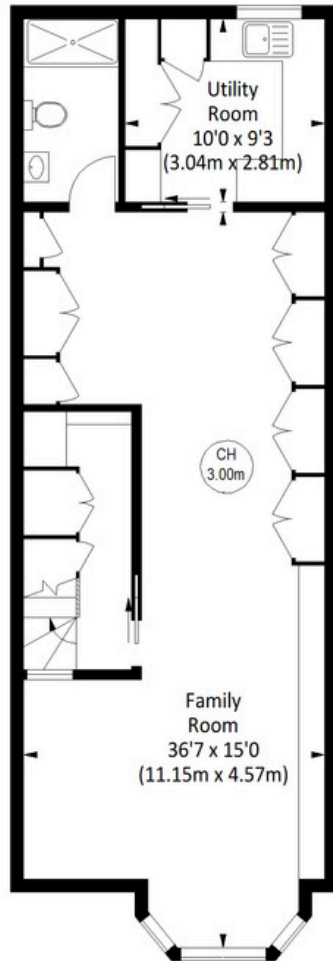
Including Eaves Storage
(Eaves Storage)

39 sq ft / 3.62 sq m

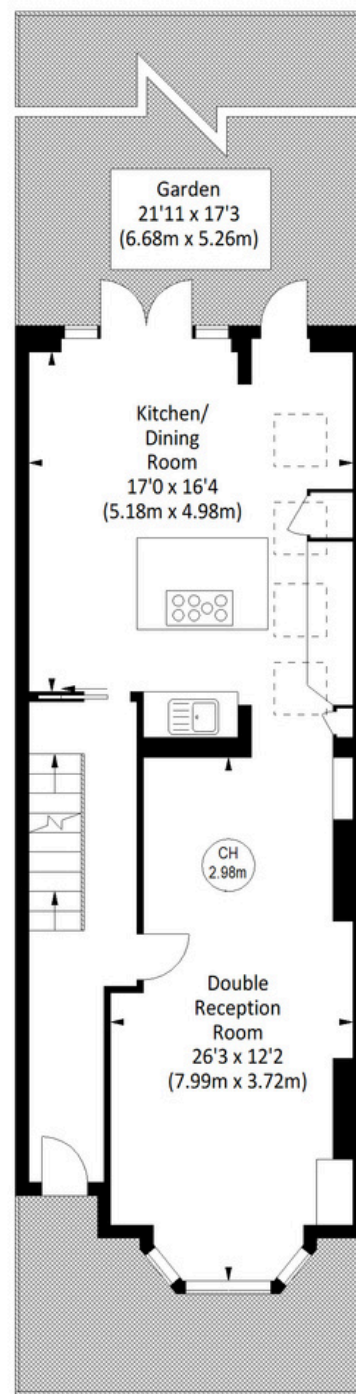


Garden
21'11 x 17'3
(6.68m x 5.26m)

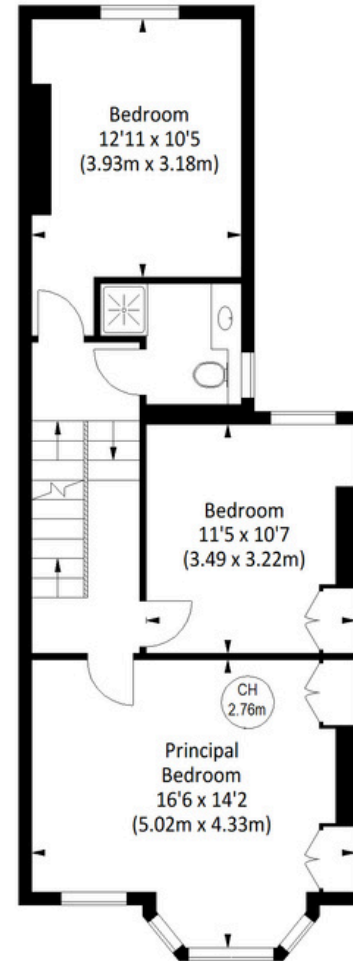
Key :
CH - Ceiling Height



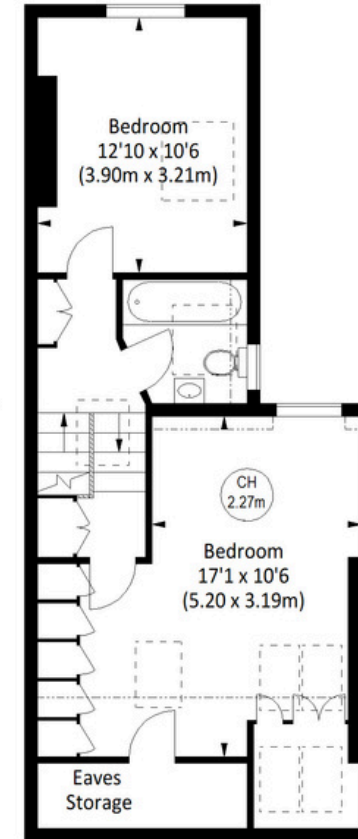
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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