



CHELWOOD PARTNERS



Bramfield Road, SW11



A beautifully presented and immaculately designed Victorian house on this much sought-after residential street situated a stone's throw from Northcote Road.

## 6 BEDROOMS | 4 BATHROOMS

Large Victorian terraced house | Reception room | Modern kitchen/dining room | Large family/playroom | Guest cloakroom | Principal bedroom suite | Five further double bedrooms | Four further bathrooms | Utility room | Roof terrace | Garden | EPC rating: D | Council tax band: G | 2,630 sq. ft. / 244.33 sq. m

**ASKING PRICE:**  
**£7,950 PCM**

UNFURNISHED  
BOROUGH OF WANDSWORTH



### SCHOOLS

|                   |     |       |
|-------------------|-----|-------|
| Honeywell School  | 0.2 | miles |
| Belleville School | 0.2 | miles |
| Thomas's Clapham  | 0.5 | 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 stunning and immaculately designed Victorian house is situated on one of the most popular roads between the Commons and runs off Northcote Road. Measuring approximately 2,630 sq. ft, this thoughtfully extended and substantial family home retains a wealth of original period features. With high ceilings and finished to a superb standard throughout, the property has two outside spaces including a sunny roof terrace and a pretty secluded garden.

As you enter the panelled hallway, you are immediately struck by the feeling of calm and elegance the house has to offer, which is a common theme throughout. With stunning wood flooring throughout, you first find the bright and very generous reception room with high ceilings and a wide bay window boasting plantation shutters. This classical room offers an abundance of period features, including an elegant working fireplace and a wall of bespoke cabinetry and shelving. The house then takes you through to the generous guest cloakroom with built in cabinetry for hanging space and extra storage solutions. Just beyond is the downstairs loo which again is panelled and tastefully decorated.

To the rear of the house, you enter the stunning kitchen/dining room which features a large central island, with marble countertop and pendant lighting above. Tastefully decorated with tiling throughout, this stylish kitchen is perfect for daily family life and boasts an extensive range of fitted wall and base units with white marble work surfaces. There are multiple integrated appliances, including a Fisher and Paykel fridge and freezer and a five-ring gas burning range cooker. It also benefits from a Smeg dishwasher, Quooker hot tap, and additional wine fridge. The attention to detail is second to none with soft closing drawers and a large larder cupboard.

From the kitchen, and through contemporary bifold doors, you step out into the pretty secluded garden. Laid with artificial lawn, which gives a pop of colour, 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, you enter a very large additional family room with impressive 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 bespoke shelving and cabinetry as well as a wine cellar under the stairs. As you walk into the middle of this floor, there is a kitchen/utility room which again has an abundance of storage and various white goods and laundry equipment. Adjacent and to the rear is a double bedroom with good natural light and en suite shower room.





On the first floor and, to the front, you find the principal bedroom suite which boasts a bright bay window with plantation shutters and features an elegant fireplace and chandelier. This in turn connects to the dressing room with built in dressing table, mirror, and a multitude of drawers as well as floor to ceiling wardrobes. Beyond is the en suite bathroom with a free-standing bath, double sinks with vanity unit and vast walk-in shower. To the rear of this floor is another double bedroom with built in wardrobes and en suite bathroom which is both generous and luxurious with a large walk-in shower.

On the second floor you have yet another bright double bedroom with a window overlooking the gardens below and next door is a family bathroom with a bath with shower overhead. To the centre you have another double bedroom and then next to this bedroom is another double bedroom which could be a useful home office with shelving at one side and cupboards and wardrobes on the other side. There is also an abundance of eaves storage going the width of the house. There is a real additional bonus at the very top of the property which is a stunning roof terrace which overlooks the rooftops of this quiet residential area.

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.

Computer generated imagery to represent furniture placement has been used in these particulars.











“ We have loved this home so much, first as a young couple and now as a family. It’s our quiet oasis in the heart of Clapham Junction where you have everything on your doorstep.”

**THE OWNERS**

**BRAMFIELD ROAD, SW11**

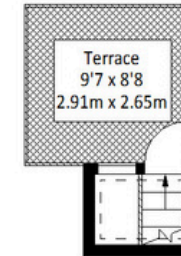
Approximate gross internal area

2630 sq ft / 244.33 sq m

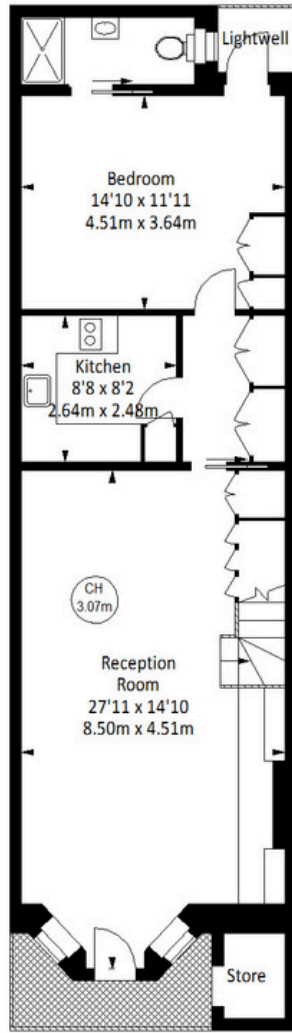
(Including Eaves Storage)

Eaves Storage

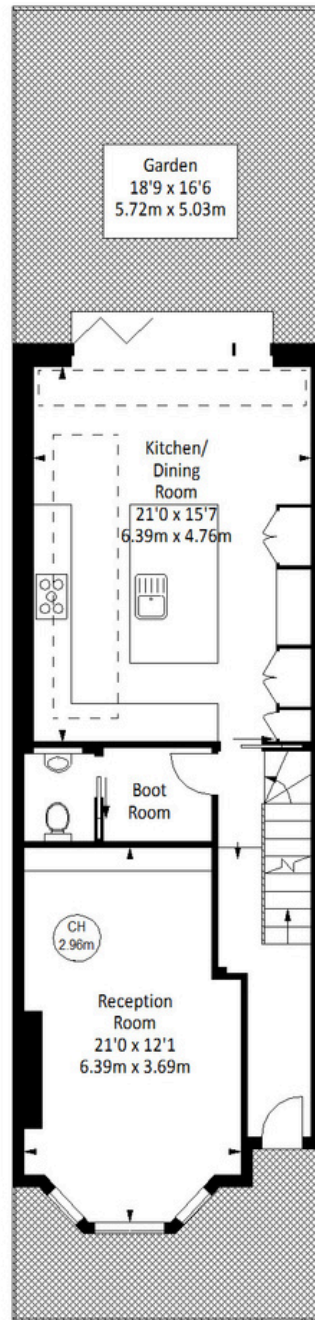
71 sq ft / 6.60 sq m



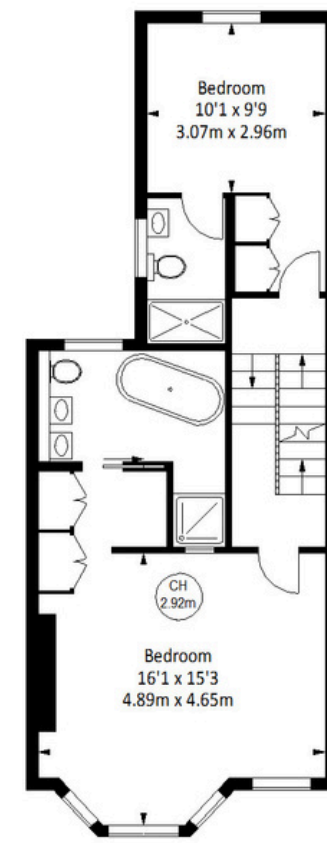
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CH - Ceiling Height



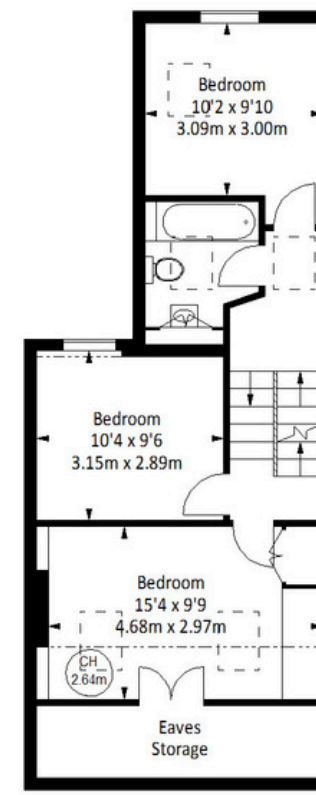
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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Please get in touch.

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