



A superb five bed home 'Between the Commons'

Roseneath Road, London, SW11 6AQ

Freehold



Reception Rom • Dining Room • Kitchen/Breakfast Room • Five Bedrooms • Two Bathrooms • Garden • Cellar

Local information

Roseneath Road is a quiet residential road situated 'Between the Commons' and runs parallel to Thurleigh Road. It is ideally situated to benefit from the amenities on Clapham Common and the many shops, wine bars and restaurants on both Northcote Road and Abbeville Road. The area is also renowned for its wide selection of schools, both in the state and private sector.

The property is well placed for connections north of the river, with Clapham South underground station (zone 2) providing Northern Line services, and the nearest over ground stations providing mainline services are Clapham Junction and Wandsworth Common. The area is also well served by numerous bus routes.

About this property

A superb five bedroom home situated 'Between the Commons' with a 52 ft south facing garden.

On entering the property you are welcomed on the right hand side by a wonderful bright and airy reception room, which boasts a decorative fireplace and dwarf cupboards with shelves above. Adjacent to the reception room is the spacious dining room which opens up onto the garden via French doors, perfect for entertaining. The kitchen/ breakfast room is positioned at the rear of the house to the left of the dining room and

encompasses white high gloss units and offers access to the garden. The south facing 52ft garden is of excellent size but it is in need of some attention, being the perfect project for a keen gardener.

The first floor comprises four bedrooms, with three offering decorative fireplaces and one currently being used as a study. This floor also benefits from a bathroom. On the final floor is a further double bedroom with built in wardrobes, and a spacious bathroom with a separate shower. The property further benefits from a cellar useful for secondary storage.

Tenure

Freehold

Local Authority

London Borough of Wandsworth

EPC rating = E

Viewing

Strictly by appointment with Savills





Roseneath Road, London, SW11 6AQ
 Gross internal area (approx) 1860 sq ft

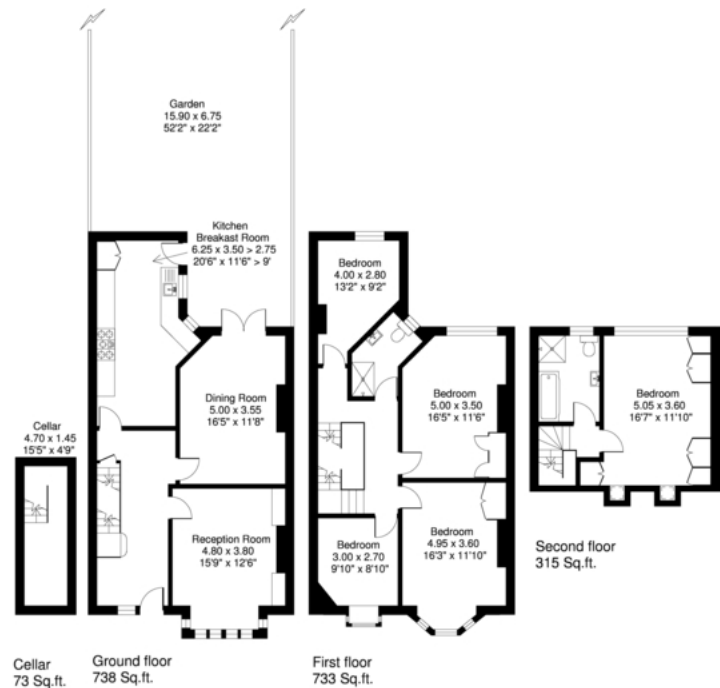
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Roseneath Road, SW11

Gross internal area (approx.):
 172.8 sq.m. (1860 sq.ft.)
 For identification purposes only. Not to scale.
 Floorplanners ©



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	72
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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