



## A stunning end of terrace four bedroom home 'Between the Commons'

**Broomwood Road, London, SW11**

£1,295,000 Freehold

savills



Reception Room • Dining Room • Kitchen/Breakfast Room •  
Four Bedrooms • One Bathroom • Garden • Home Office

### Local Information

Broomwood Road is ideally situated between the Commons and close to the wonderful shops, wine bars and restaurants on the Northcote Road.

The area is renowned for its many excellent schools and there is good transport from either Clapham South underground station or Clapham Junction mainline station.

### About this property

A stunning end of terrace four bedroom family home in a highly desirable location 'Between the Commons', set back from the road behind the front garden.

The house has been extensively updated and extended by the current owners. On entering this charming home you are welcomed on the right hand side by the bright and airy reception room which features alcove cupboards with shelving above, wooden flooring throughout and opens onto the dining room which hosts space for a generous dining table which in turn leads through the contemporary kitchen. The kitchen comprises an abundance of white high gloss units, integrated appliances and a breakfast bar.

Access to the garden can be achieved from both the dining room and also through double

doors from the kitchen. The garden is part paved, part astro and is the perfect space for al fresco dining in the warmer months. To the rear of the garden is the home office which provides the perfect work from home space and encompasses extra storage. A cloakroom is also located on the ground floor.

On the first floor are three bedrooms, two being spacious double bedrooms and a modern family bathroom with a bath completes the accommodation on this floor. There is a further double bedroom located on the second floor which benefits from natural light through the sky lights and an abundance of eaves storage.

### Tenure

Freehold

### Local Authority

Wandsworth

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Northcote Road Office. Telephone: +44 (0) 20 3428 2222.





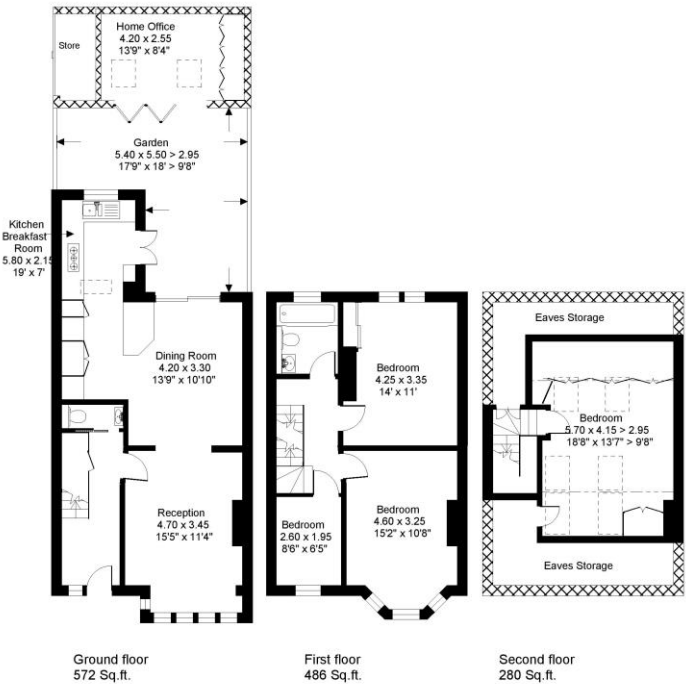


Broomwood Road, London, SW11  
Gross Internal Area 1338 sq ft, 124.3 m²

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Broomwood Road, SW11  
Gross internal area (approx.):  
124.3 sq.m. (1338 sq.ft.)  
Plus eaves storage and home office 29.7 sq.m. (320 sq.ft.)  
Total area shown on plan 154 sq.m. (1658 sq.ft.)  
For identification purposes only. Not to scale.  
Floorplanners ©



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	55	82
England, Scotland & Wales	EU Directive 2002/91/EC	

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