

# CHATHAM ROAD

WANDSWORTH • SW11



**Knight  
Frank**

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***Chatham Road is an exciting and exclusive small development of 4 houses with off street parking located "Between the Commons". There are 2 elegant 5 bedroom townhouses to the front (plot 1 and 2) and two 5 bedroom family houses to the rear (plot 3 and 4).***

5 bedrooms • 4 bathrooms (2 en suite) • Reception room

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Family room • Kitchen/dining room

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Downstairs cloakroom • Media room/bedroom 5

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Utility room • Studio

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South facing garden

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

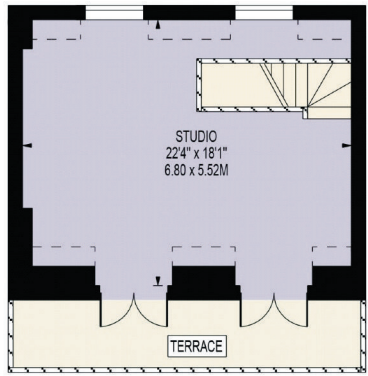




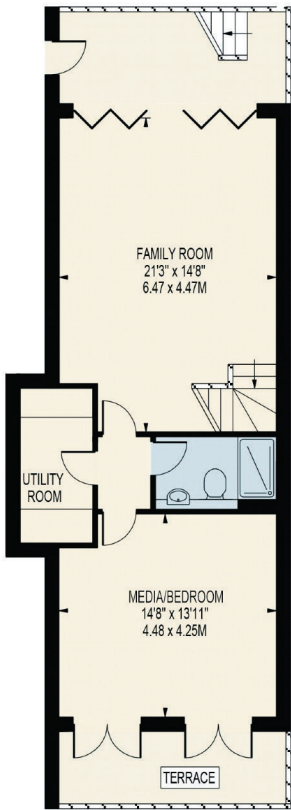
These 5 bedroom designer homes offer well- balanced accommodation and generous living space to a superb level of workmanship and finish. The properties offer flexible living with the benefit of great light and space throughout.

On the ground floor an impressive entrance hall leads to a study/reception room to the front. To the rear is a spectacular contemporary kitchen/dining space which benefits from an abundance of natural light with bi folding doors opening onto a private south facing garden, perfect for outside entertaining. The stunning kitchen offers an extensive range of handle less fitted units and floor to ceiling cupboards, induction hob, wine fridge, large central island complete with high quality integrated appliances. There is also a downstairs cloakroom and coat cupboard. Stairs lead down to the lower ground floor which provides flexible accommodation. It comprises a superb family room to the rear which has full height bi folding doors allowing access up to the garden. There is also a large media room/double bedroom, a stylish shower room and a fully fitted utility room perfect for teenage children or a live- in nanny/au pair. Upstairs on the first floor at the back of the house is a spectacular master bedroom suite with bespoke fitted wardrobes, a fully fitted dressing room and a stylish en suite bathroom with a separate raincloud shower. To the front is an elegant reception room with twin Juliette balconies and a contemporary log effect gas fire. A generous guest suite is located at the rear on the 2nd floor complete with en suite bathroom and a fully fitted dressing room. There are a further 2 double bedrooms, a luxurious family bathroom, a plant room and excellent storage cupboards also located at this level. On the top floor is a superb studio offering wonderful view across London with 2 sets of French windows onto a walled terrace.

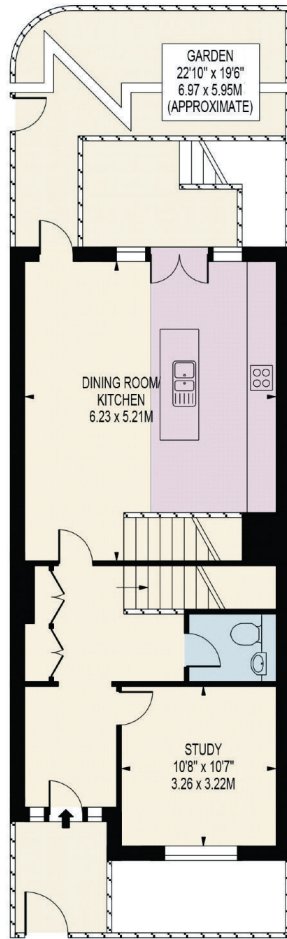
Chatham Road is located between the commons and close to a host of excellent schools, falling within the Honeywell School catchment area, all within easy walking distance. The fashionable Northcote Road offers a wonderful selection of shops, bars and restaurants. There are excellent local transport links through Clapham Junction mainline station and Clapham South tube station into the City and the West end. The open spaces of both Clapham and Wandsworth Commons are both a short walk away.



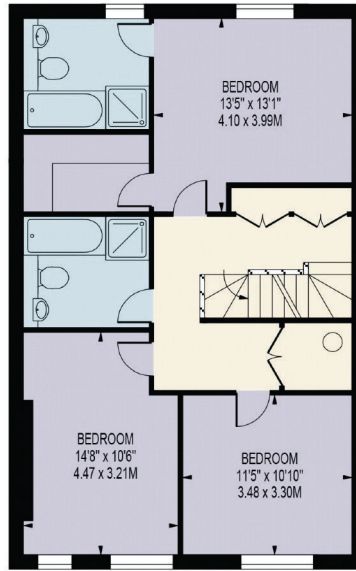
THIRD FLOOR



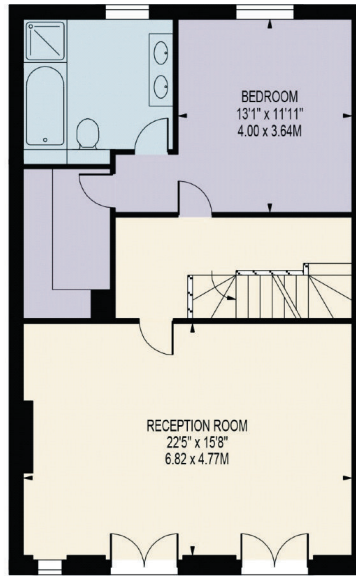
BASEMENT



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

**Approximate Gross Internal Floor Area**  
**309.09 sq.m./3,327 sq.ft.**

**(Including Restricted Height Area)**

**Approximate Gross Internal Floor Area**  
**305.93 sq.m./3,293 sq.ft.**

**(Excluding Restricted Height Area)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B	88	91
(81-91)	C		
(69-80)	D		
(54-68)	E		
(39-53)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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