

CHATHAM ROAD

WANDSWORTH • SW11



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Chatham Road is an exciting and exclusive small gated 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),

Double reception room • Kitchen/dining room

Media room • Downstairs cloakroom • Study

Utility room • 42 ft south facing garden

Off street parking

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.

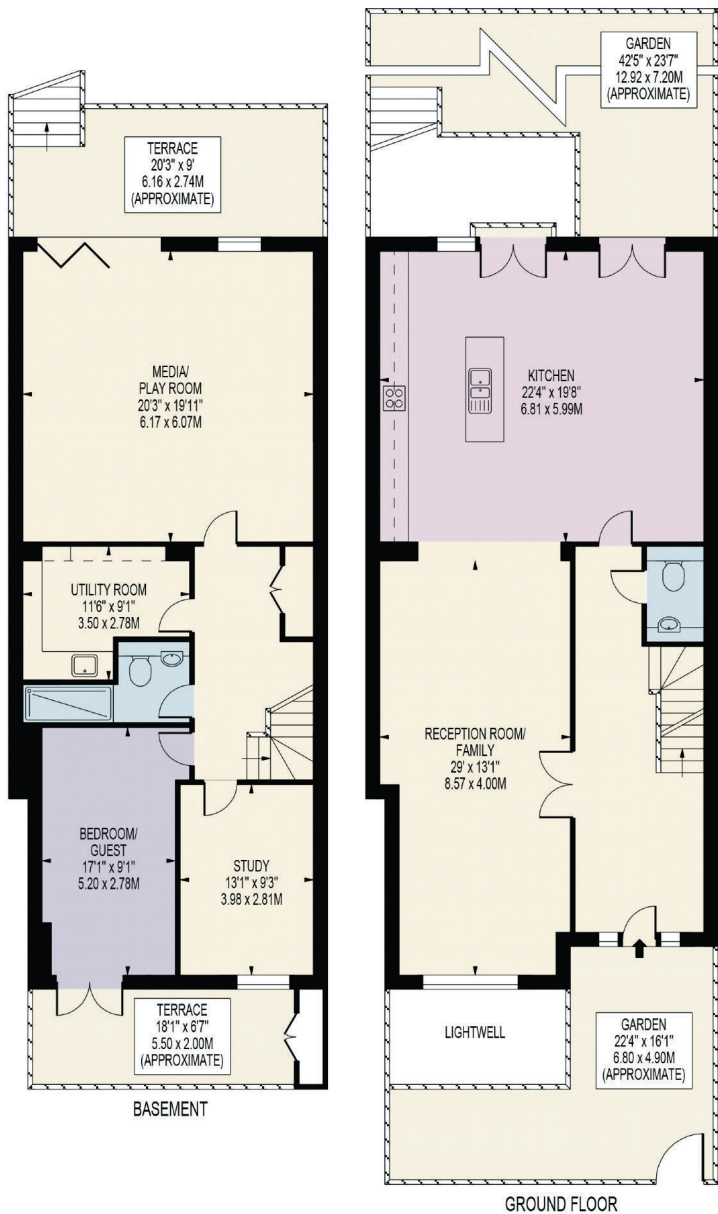




These 5 bedroom designer homes offer well- balanced accommodation and generous living space to a superb level of workmanship and finish. The properties offer flexible living with the benefit of great light and space throughout.

On the ground floor an impressive entrance hall leads to a dual aspect double reception room with a contemporary log effect gas fire. A feeling of great lateral space through the ground floor is enhanced further by access to the large kitchen/dining room from both the hallway and the reception space. The contemporary kitchen offers an extensive range of fitted handle less cupboards and units, fully integrated appliances, wine fridge and induction hob complete with a large central island. Two sets of French doors at the rear open onto a private landscaped 42 ft south facing garden, perfect for outside dining. The house also has a downstairs cloakroom. Stairs lead down from the hallway to the lower ground floor which provides flexible accommodation. It comprises a superb media/play room with bi folding doors at the rear allowing access up to the garden. A fully fitted utility room, a double bedroom, and a study are also located at this level. Upstairs to the rear of the house is a spectacular master bedroom suite with a fully fitted dressing room and a generous en suite bathroom with a separate raincloud shower. There is a guest suite located to the front of the house with an elegant en suite bathroom, a further 2 double bedrooms and a contemporary family bathroom. Excellent storage space can be found in the easily accessed loft.

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.



Approximate Gross Internal Floor Area
291.33 sq.m./3,136 sq.ft.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B	87	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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