



James Pendleton
Estate Agents

HONEYWELL ROAD ■ SW11

- A spectacular Victorian family house
- Completely redesigned and refurbished to an exceptionally high standard
- Immaculately presented
- Flexible living and entertaining space exceeding 2,480 sq ft
- A splendid kitchen and dining area
- Reception room
- A Master bedroom with a luxurious en-suite and a dressing room
- Four further bedrooms
- A family bathroom, en-suite shower room and shower room/steam room
- A utility room and ample storage space
- A south facing rear garden
- Located in a much sought after residential area between the Commons
- A short stroll from Northcote Road and Bellevue Road

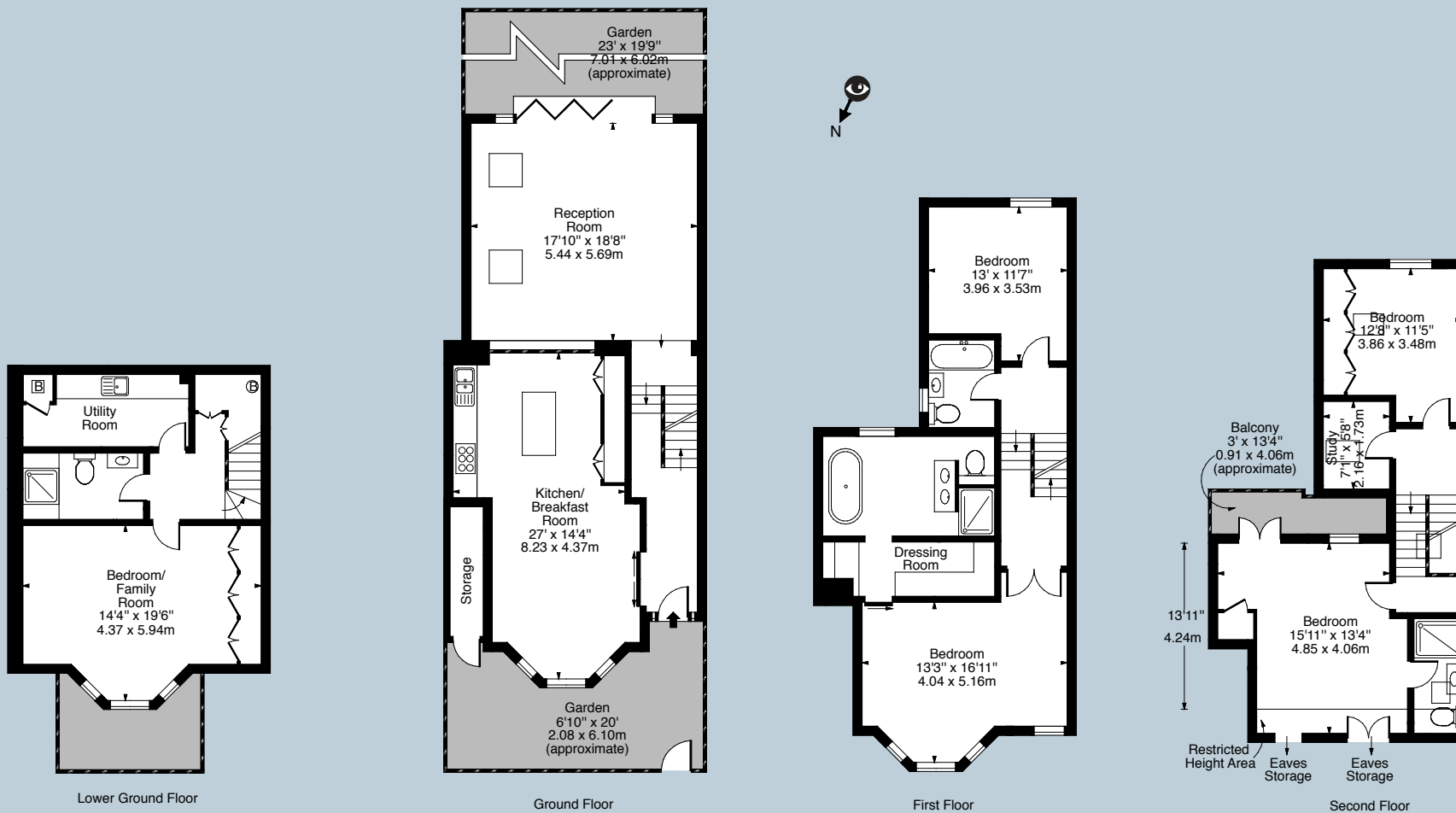


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James Pendleton has enormous pleasure introducing to the market a spectacular Victorian family house which has been completely redesigned and refurbished to a high specification. The accommodation exceeds 2,480 sqft and provides flexible living/entertaining space. The property is immaculately presented with an elegant mix of tasteful decor, contemporary fittings and period features including sash windows and high ceilings. On entering the property there is a welcoming entrance hall leading through to a kitchen dining area which overlooks the second reception room to the rear of the property which has fully folding concertina doors. The kitchen features a stylish range of kitchen units with integrated kitchen appliances and granite work surfaces. Arranged over the lower ground floor is a bedroom, a shower room with a steam shower and a utility room. On the first floor is a Master bedroom with a luxurious en-suite bathroom and a dressing room, a second bedroom and a bathroom. On the top floor are two further double bedrooms (one with a balcony and a shower room) and a study. The house also benefits from generous storage space and a superb south facing garden. The property is located on one of the most sought after residential roads between the Commons within the current catchment area for the Honeywell School. The cafes, restaurants, bars and shops local to Northcote Road and Bellevue Road are only a ten minute stroll from the property and Clapham Junction and Wandsworth Common Mainline stations are within close proximity of this substantial house.





Approx Gross Internal Area
2484 Sq Ft - 230.76 Sq M

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
Floor Plan from bpmmedia 020 8940 7393