



PETRAS  
PROPERTY



## 98 Wakehurst Road, London, SW11 6BT

### £1,500,000

A beautiful, wide period house arranged over three floors that offers practicality as well as a great feeling of space in this highly desired family street.

This Edwardian home has been well maintained over the years and has also undergone extension into the loft, which provides two additional bedrooms (the smaller room is currently set up as a dressing room) and a family bathroom. On the first floor, there are three good bedrooms and two bathrooms. Downstairs, there is a lovely wide, light and airy entrance hall which leads to the kitchen, equipped with an Aga and a separate reception room. Both lead on to the southerly facing private garden. There is scope to extend the kitchen subject to the necessary planning consents. There is also a useful cellar space and downstairs cloakroom.

The house is positioned close to the green spaces of Clapham Common West Side and Wandsworth Common. Northcote Road's delightful array of bars/cafés and restaurants are also close by. There are numerous good local schools and nurseries in the local vicinity, including the outstanding-rated Belleville Primary School. There are also excellent, transport facilities with Clapham Junction mainline and Clapham South tube stations both being nearby. The house is offered to the market with no onward chain.



Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		45	62
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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