



HENDRICK AVENUE, SW12

Between the Commons

£2,675,000 | FREEHOLD



JOHN THOROGOOD
REAL ESTATE AGENCY



This outstanding Victorian property has been transformed into a superb contemporary family home of approx 3200 SQ.FT /300 SQ.M with a beautiful 40' x 25' garden. A superb ground-floor kitchen extension and a first-class "front-to back" basement conversion have enhanced the key elements of light and space whilst bringing luxury, convenience and practicality in spades. Located in one of the area's premier roads, close to Wandsworth Common, Northcote Road and good transport links.

The wide semi-linked Victorian properties on Hendrick Avenue benefit from far easier parking and an increased feeling of privacy with no houses opposite. This feeling is further enhanced for this particular house by its precise position with lovely views up Granard Road towards Wandsworth Common and backing onto other large gardens at the rear.

The house has been fully extended and superbly refurbished with flair by the present owners who have succeeded in creating an excellent contemporary layout for a family. The ground and lower ground floors together have all the living space you might need, both formal and informal including a media room with surround sound, whilst still providing necessities like a utility room, cloakroom and large study – even a thermostatically controlled wine cellar. Both of these floors have under-floor heating throughout beneath beautiful fired-oak floors. At the centre of it all is a super-modern and open-plan kitchen/dining/family room extended to the rear and

benefitting from full-height glass concertina doors which provide lovely views out to the garden. The kitchen is fully integrated with Miele appliances, granite worktops and sleek Italian units. The garden is beautifully landscaped and measures 40' x 25' with a large deck and steps down to a lovely lawn.

There are six double bedrooms in all, served by five bath/shower rooms, three of which are en suite. They are cleverly arranged and beautifully fitted with travertine floor and wall tiles and under-floor heating. An electric roof light, large glazed roof-panels and tall glass doors to the kitchen, plus several glass floor-panels enhance the transference of natural light throughout the property.

Hendrick Avenue runs off Nightingale Lane into Thurlleigh Road in this most desirable part of the area known as "Between the Commons". The house is situated adjacent to the Wandsworth Common's green expanses and close to the popular shops, boutiques and restaurants of both Bellevue Road and Northcote Road. There is an excellent choice of schooling (the local state schools are in high demand whilst a number of private educational establishments for all age groups have made their mark in the area). Public transport links are by way of various bus routes and excellent rail connections to Victoria from Wandsworth Common station or to The City and West End via the nearby Northern Line underground station at Clapham South.



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- Front Garden
- Entrance Hall
- Cloakroom/WC
- Utility Room
- Front Reception Room
- Kitchen/Dining/Family Room
- 40' x 25' Rear Garden
- Study
- Media Room
- Wine Cellar
- Store Room
- 6 Double Bedrooms
- 5 Bath/Shower Rooms (3 E/S)
- Programmable Lighting/Music
- Loft Storage
- 3184 Sq.FT / 295.8 SQ.MT



Viewing By Appointment Only
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3184 SQ.FT / 295.8 SQ.M
 APPROXIMATE INTERNAL FLOOR AREA



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			
B			
C			
D		65	66
E			
F			
G			
Not energy efficient - higher running costs			

Environmental(CO2) Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
A			
B			
C			
D		59	60
E			
F			
G			
Not environmentally friendly - higher CO2 emissions			

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