



 RAMPTON  
BASELEY

Honeywell Road | SW11  
Freehold



## Description

This absolutely stunning double fronted detached Victorian house has been completely refurbished by the current owners to an extremely high standard. The building has been cleverly redesigned and behind the classic Victorian façade there is an extremely impressive contemporary interior. Not only does the house boast excellent lateral space, there is also two levels of living/entertaining space that are linked by a fabulous glass gallery and an attractive staircase.

On the ground floor there is an L shaped reception room with a feature fireplace and built in cabinetry and wide plank hard wood floors. In addition there is a second reception room that is currently being used as a study/playroom. From the mezzanine reception room, the staircase leads to a spacious kitchen family room that measures approximately 27ft in length. The kitchen itself is finished with stainless steel work surfaces and integrated Gaggenau appliances. There is plenty of space for a dining area as well as an informal seating area.

One of the impressive features of this amazing family house is the double height wall of glass from the lower ground floor to the ground floor level. Sliding glass panels open from the kitchen to a beautifully landscaped split level garden with built-in garden store. In addition, the lower ground floor boasts a media room/snug, a wine cellar, a utility room and a gymnasium that could easily be used as the sixth bedroom or playroom.

The first floor has been largely given over to a luxurious master bedroom suite, with a large en-suite bathroom featuring a free-standing bath, a walk-in shower; and a



dressing room with fitted hanging space and cupboards. There is also a further guest bedroom and well-appointed bathroom. The top floor completes the accommodation with two good sized bedrooms, a large shower room, store room and boiler room.

Honeywell Road is considered one of the most desirable streets Between the Commons. The School is extremely well positioned for a number of good state and private schools (subject to catchment each year) and the amenities of Northcote are literally at the end of the street. Transport can be found at Clapham Junction or Clapham South.

- Five double bedrooms
- Reception room
- Kitchen dining room
- Gymnasium/Playroom
- Study & media room
- Ensuite bathroom
- Shower room & Family bathroom
- Dressing room/ 5th bedroom
- Wine Cellar
- Garden





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HONEYWELL ROAD  
 BATTERSEA  
 LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 ■■■■ = 3480 SQ.FT / 323.3 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 ☒☒☒ = 45 SQ.FT. / 4.2 SQ.M.  
 TOTAL AREAS SHOWN ON PLAN  
 3525 SQ.FT. / 327.5 SQ.M.



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 This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
 Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

All statements contained in these particulars as to this property are made without responsibility on the part of Rampton Baseley Estate Agents

