



RAMPTON  
BASELEY

North Side Wandsworth  
Common | SW18  
Freehold



## Description

This absolutely stunning detached Victorian house currently offers 2831 sq ft of accommodation arranged over four floors. The property is presented in immaculate decorative order with a wonderful sense of light and space throughout. In addition, the house benefits from off-street parking and full-length side access.

The front door opens to a spacious hallway, which in turn leads into an elegant bay fronted reception room to the left. The reception room boasts stunning sash windows, a feature fireplace and wooden flooring. The kitchen/ dining room can be found at the rear of the ground floor and has been beautifully finished with wall and base units, modern integrated appliances and marble work tops. There is plenty of space for entertaining as well as everyday family living. Crittall style doors open out on to a superb landscaped garden, which has been partially decked at the front, making the space fantastic for al fresco dining. A downstairs WC and a useful study room complete the ground floor accommodation.

The master bedroom is positioned at the rear of the first floor and has an abundance of built in wardrobes as well as access to a luxurious en-suite bathroom. A second, equally well-proportioned bedroom (with en-suite bathroom and built in wardrobes) can also be found on the first floor, with the two further bedrooms being laid out on the second floor, alongside a family bathroom. Further storage is available in the eaves.

The lower ground floor has been converted into a fantastic family room, measuring in excess of 26 feet in length. There is also an additional family bathroom as well as a useful utility room on this level and glass doors allow access out into the garden.



This exceptional family house is situated on Wandsworth Common North Side, with the open spaces of Wandsworth Common literally just around the corner. The amenities of Battersea Rise, St John's Hill and Northcote Road are a short walk away, as are the transport links at Clapham Junction, which is approximately a seven-minute walk away. Furthermore, there is a fantastic choice of private and state schools nearby, subject to catchment and entrance each year.

- Five bedrooms
- Two family bathroom
- Two en-suite bathrooms
- Kitchen/ dining room
- Reception room
- Study
- Downstairs cloakroom
- Family room
- Utility room
- Landscaped garden
- Off-street parking
- Side access



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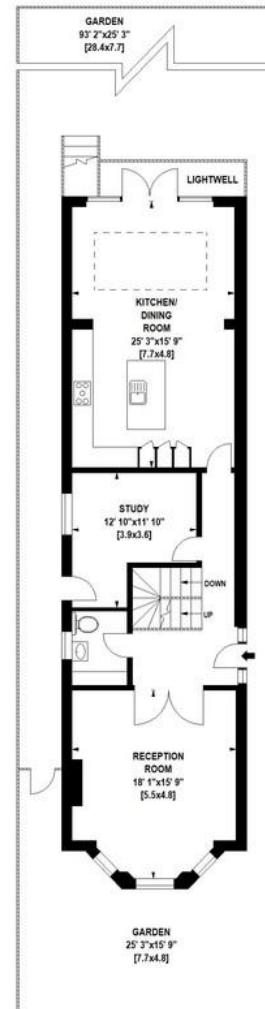




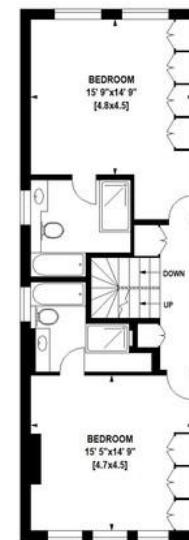
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

### STRAWBERRY HOUSE, SW18

Gross Internal Area: 263 Sq. metres  
2831 Sq. feet  
Under 1.5m head height



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

