



 RAMPTON  
BASELEY

Taybridge Road | SW11  
Freehold



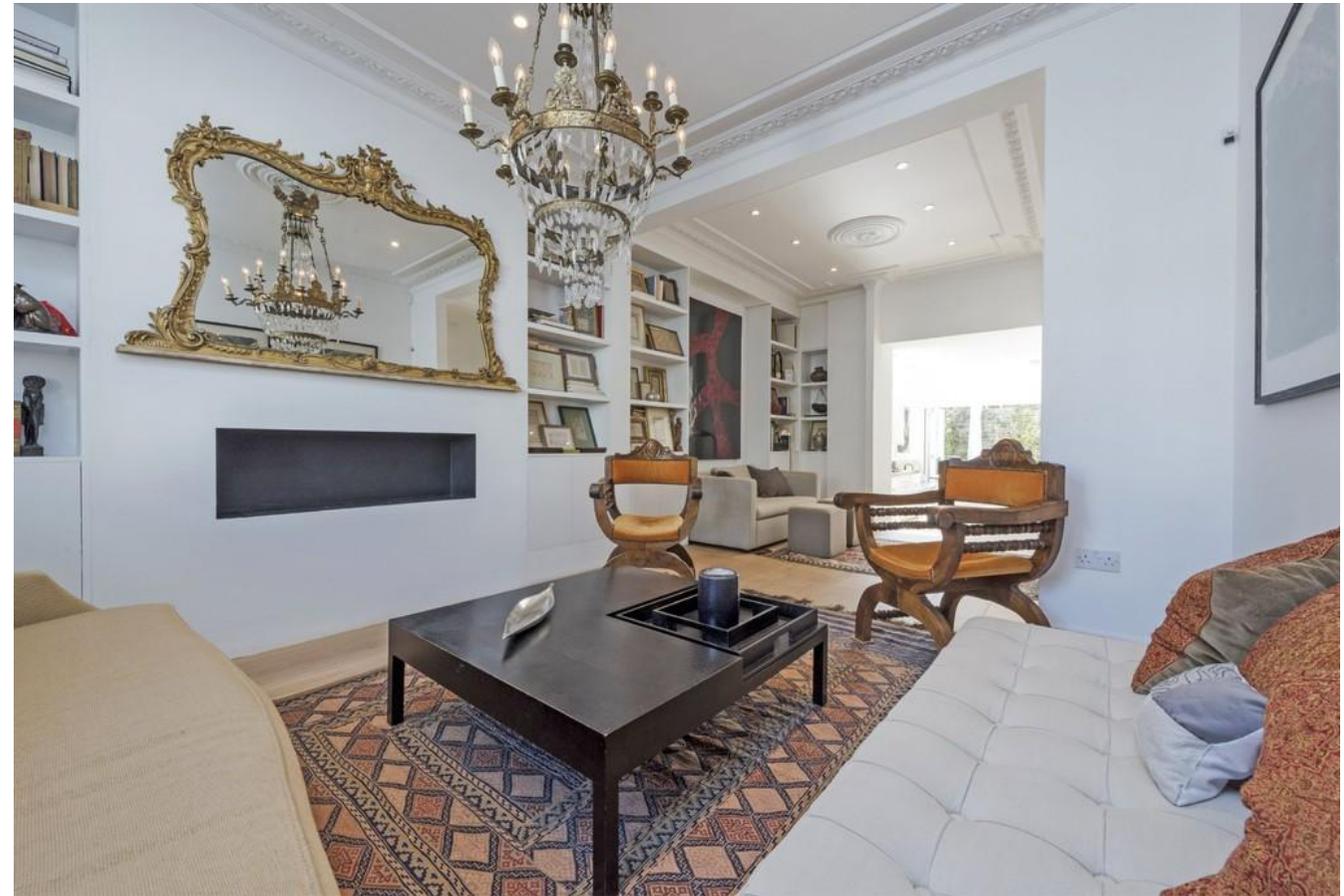
## Description

This immaculate five bedroom Victorian family house is ideally positioned on this sought after residential street. The property has been completely refurbished by the current owners to an extremely high standard. The interior is bright and spacious and retains lots of its original features. The house has been extended to the ground floor to the rear of the original building, into the basement and into the second floor into the loft spaces.

There is a well-proportioned double reception room towards the front of the building with pretty cornicing, a bay window, built in units flanking the chimney breast and a contemporary working ethanol fireplace. There is attractive oak flooring throughout the house. The rear of the reception room opens to a stunning kitchen breakfast room, the bespoke handmade kitchen has plenty of white wall and base units, quality integrated appliances and composite stone work surfaces. It has plenty of space for entertaining as well as every day family living and concertina doors open into a pretty west facing patio garden.

On the lower ground floor there is a spacious family room that's been designed with extensive shelving and storage. A spectacular glass partition separates the family room from a home office area/study which enhances the light into the room. In addition there is a large utility area and a good sized double bedroom with ensuite shower room. A separate wc is also on this level.

The master bedroom can be found on the first floor with a fantastic walk through dressing area and luxurious en suite bathroom with attractive ceramic tiling. Also, on this floor is a second double bedroom and family bathroom. On the upper level there are a further two double bedrooms (both with ensuite shower rooms), the larger one benefiting from a Juliet balcony. The majority of the bedrooms have bespoke built in wardrobes with additional storage available in the eaves.



Underfloor heating can be found throughout the ground floor, basement, master bedroom and upstairs bathrooms.

Taybridge road is a well-regarded street in the residential area known as North side. Transport can either be found at Clapham Common Tube or Clapham Junction overland. The house is well positioned for the sought after Wix's school (subject to entrance in the catchment each year). There is a fantastic choice of shops, bars and restaurants nearby in Clapham Old Town, Lavender Hill or on Northcote Road. In addition, the open spaces of Clapham Common are literally at the end of the street.

- Five double bedrooms
- Double reception room
- Kitchen breakfast room
- Family room
- Study
- Master ensuite shower room with walk through dressing area
- Family bathroom
- Three ensuite shower room
- Utility room and separate wc
- West facing patio garden

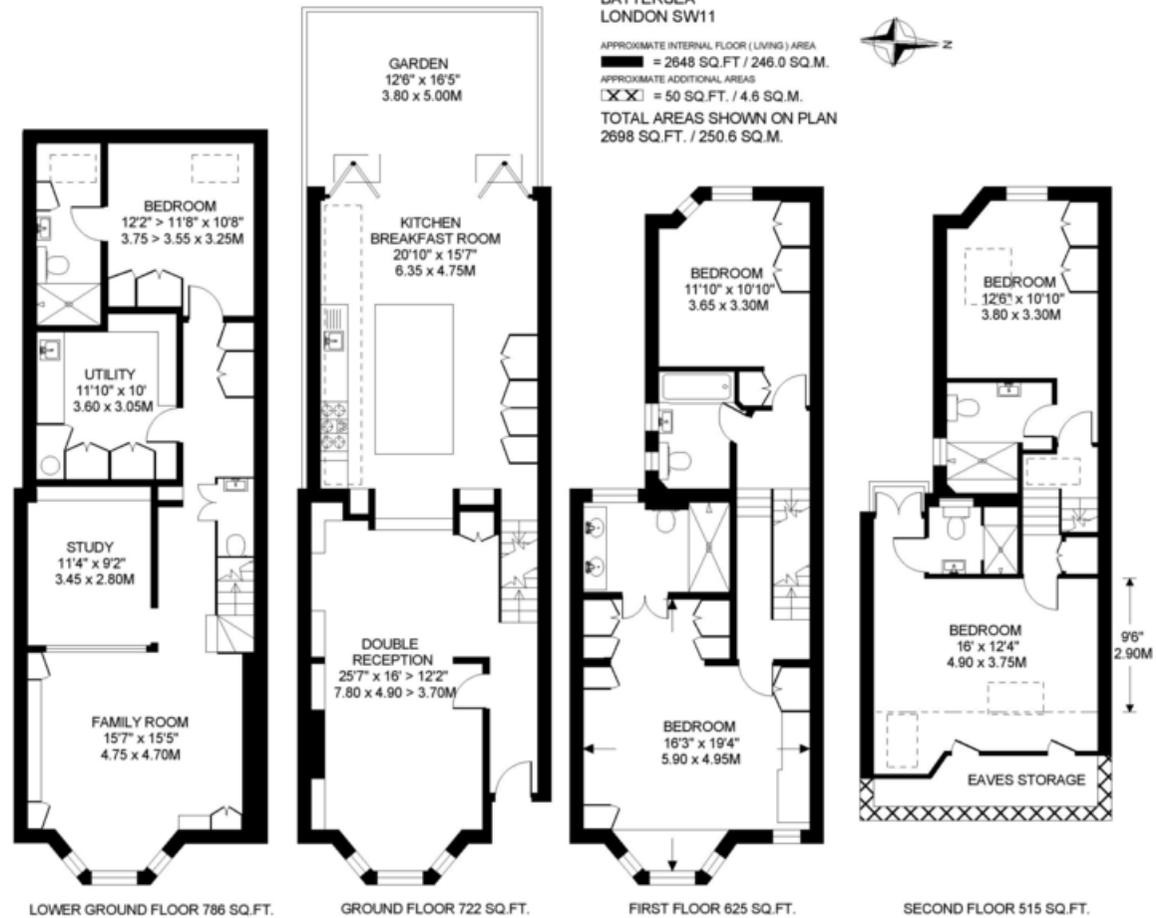




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TAYBRIDGE ROAD  
 BATTERSEA  
 LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 ■ = 2648 SQ.FT / 246.0 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 [X X] = 50 SQ.FT. / 4.6 SQ.M.  
 TOTAL AREAS SHOWN ON PLAN  
 2698 SQ.FT. / 250.6 SQ.M.



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