



 RAMPTON
BASELEY

SISTERS AVENUE
SW11 / FREEHOLD

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MEASURING IN EXCESS OF 2600 SQ FT, THIS STUNNING FAMILY HOUSE BOASTS IMMACULATE LIVING ACCOMMODATION ARRANGED OVER FOUR LEVELS. THIS SUPERB HOUSE WAS BUILT IN 2013 WITH A VICTORIAN STYLE FAÇADE. THE MODERN DESIGN MAKES THE MOST OF THE SPACE AND LIGHT AND CONFORMS TO CURRENT BUILDING STANDARDS WHICH MAKE FOR A MORE ECONOMIC AND WELL THOUGHT OUT HOME.

On the ground floor there is a study, cloakroom/wc and an extremely spacious reception room that measures just shy of 30ft in length. This attractive room has a contemporary gas fireplace, stunning hardwood flooring and to the rear a wall of glass with a door and steps to the garden.

The lower ground floor boasts a stunning kitchen breakfast room that is open plan to a family room. The two living spaces have a combined length of approximately 53ft, with concertina doors opening to a sunken patio. The stylish kitchen is extremely well equipped with a range of units, stone work surfaces and integrated units. In addition there is a separate wc on this floor.

The master bedroom can be found on the first floor boasting a square bay window, a bank of fitted wardrobes and a luxurious ensuite bathroom. Four further double bedrooms (one ensuite) and a family bathroom can be found on the upper levels.

The garden measures approximately 32ft in length and when you combine the sunken patio it gives a total of 41ft.

Sisters Avenue has long been regarded as one of the best roads off Clapham Common North Side. It is a wide tree lined street with open spaces of Clapham Common moments away. Transport can be found at Clapham Junction which is approximately a ten minute walk and there is an abundance of good shops, bars and restaurants nearby on Lavender Hill, Battersea Rise and Northcote Road.



FIVE DOUBLE BEDROOMS |
RECEPTION ROOM | KITCHEN
FAMILY ROOM | STUDY | TWO
ENSUITE BATHROOMS | FAMILY
SHOWER ROOM AND FAMILY
BATHROOM



SISTERS AVENUE
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
2657 SQ.FT. / 246.8 SQ.M.



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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