RAMPTON BASELEY

HONEYWELL ROAD, SW11 / FREEHOLD

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THIS BEAUTIFUL DOUBLE FRONTED HOUSE IS PRESENTED IN GOOD DECORATIVE ORDER AND BENEFITS FROM GENEROUS PROPORTIONS IN ALL THE PRINCIPAL ROOMS WHILST RETAINNG MANY ORIGINAL FEATURES. THE PROPERTY IS ARRANGED OVER FOUR FLOORS AND MEASURES JUST UNDER 2700 SQUARE FEET.

The front door opens to an attractive entrance hall, located to the right is a spacious dining room and to the left an elegant drawing room. The drawing room has a large bay window, a period fireplace and has been tastefully decorated. Double doors open onto a reception room which also has a handsome fireplace. Situated at the rear of the property is an impressive open plan kitchen family room that overlooks the garden. The kitchen itself is fitted with plenty of wall and base units, stone worktops and a central island. The layout also features a good-sized dining area and relaxed seating area, perfect for everyday family living and entertaining. Bi-folding doors open out to a beautifully landscaped garden.

The lower ground floor has been converted into a useful utility space and a wine cellar but offers the potential to further develop (subject to the usual consents).

THIS ATTRACTIVE FAMILY HOME IS EXTREMELY WELL POSITIONED ON HONEYWELL ROAD WHICH IS ONE OF THE MOST SOUGHT-AFTER RESIDENTIAL ROADS BETWEEN THE COMMONS.

FIVE DOUBLE BEDROOMS | DOUBLE RECEPTION ROOM | DINING ROOM | KITCHEN FAMILY ROOM | MASTER SUITE | TWO FAMILY BATHROOMS | UTILITY ROOM | GARDEN

CENTURY

The master bedroom is situated on the first floor of the property, with a large bay window, built in wardrobes and a smart en suite bathroom. Two further double bedrooms and a family bathroom also located on the first-floor level. The top floor comprises of two additional double bedrooms, both of which benefit from built in storage and shared access to a family shower room. Additional storage can be found in the eaves.

Honeywell Road is considered one of the most desirable roads between the commons. The house is extremely well positioned for a number of good state and private schools (subject to catchment each year) and the amenities of Northcote are at the end of the road. Transport can be found at both Wandsworth Common and Clapham Junction Overland or Clapham South underground.

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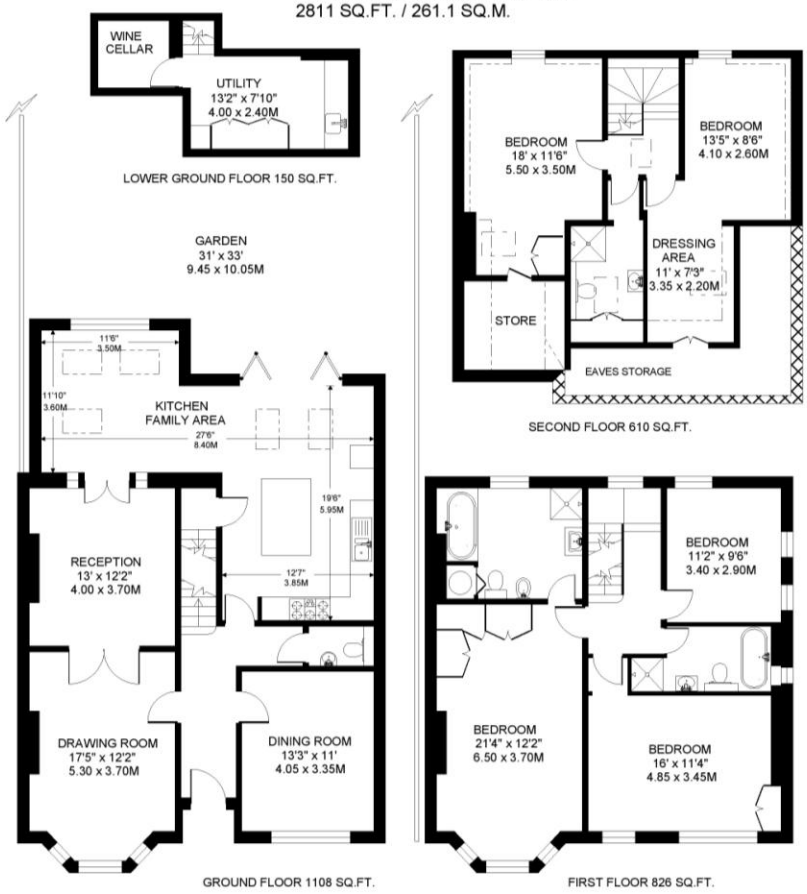
HONEYWELL ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
= 2694 SQ.FT / 250.2 SQ.M.
APPROXIMATE ADDITIONAL AREAS
= 117 SQ.FT. / 10.8 SQ.M.
TOTAL AREAS SHOWN ON PLAN
2811 SQ.FT. / 261.1 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.

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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The Property Ombudsman

ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

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