



 RAMPTON
BASELEY

ROSEHILL ROAD, SW18 / FREEHOLD

SW18 / FREEHOLD

A BEAUTIFULLY PRESENTED DOUBLE-FRONTED 6/7 BEDROOM FAMILY HOME WITH A LARGE SOUTH-FACING GARDEN LOCATED ON A SOUGHT-AFTER ROAD IN WANDSWORTH. MEASURING APPROXIMATELY 3309 SQ FT AND ARRANGED OVER FOUR FLOORS, THIS SUBSTANTIAL VICTORIAN PROPERTY HAS WIDTH, SPACE AND LIGHT IN ABUNDANCE AND ALSO OFFERS POTENTIAL FOR FURTHER DEVELOPMENT.

On the ground floor there are three reception rooms: a kitchen family room with 180 degree views onto a captivating mature garden, a sitting room running the length of the house with a working fireplace, original features and doors onto the garden and a flexibly used dining room which is also accessed from a modern open-plan kitchen.

The first floor features three double bedrooms, one of which has an en-suite shower room, a further family bathroom and an additional single bedroom which is currently being used as a study.

On the second floor there are two more double bedrooms, one of which has the ability to be split into two with folding separator doors creating a seventh bedroom if desired. There is also a second family shower room, plus plenty of eaves storage.

Beneath the kitchen and dining room a cellar of approximately 470 sq ft is currently comprised of 4 unrenovated rooms of full head height, including a toilet.

Rosehill Road is a quiet residential street situated close to Wandsworth Common. The amenities of Wandsworth are found at walking distance to the nearby Southside Centre with more boutique restaurants and bars on East Hill and the recently pedestrianised Old York Road.

Within walking distance of Wandsworth Town and Clapham Junction stations (Zone 2) for trains to London Victoria and London Waterloo. Also served by numerous bus routes. The area is renowned for its nurseries and schools, both private and state.



6/7 BEDROOMS | THREE RECEPTION
ROOMS | LARGE GARDEN |
TERRACE | LARGE CELLAR |
POTENTIAL TO EXTEND S.T.P.P



ROSEHILL ROAD
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 3309 SQ.FT. / 307.4 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 □X□X = 106 SQ.FT. / 9.8 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 3415 SQ.FT. / 317.3 SQ.M.



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 FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.co.uk
 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.



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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