





## Description

A beautifully presented four bedroom house positioned on this sought after residential street between the commons. This stunning property has been extended on the ground floor into the side return, yet has the scope to extend into the unconverted loft (subject to the usual consents). Whilst the property has undergone significant renovation it does still retain lots of its original Victorian features and there is a superb sense of light and space.

On the ground floor towards the front of the property is an attractive double reception room. The front part acts as a more formal seating area and benefits from a stunning feature fireplace, bespoke cabinetry flanking the chimney breast, wooden flooring and a pretty bay window. The rear part of the reception room leads into an immaculate kitchen dining room that has been beautifully finished with wall and base units, integrated appliances and a useful central island. Double doors open out onto a superb patio garden.

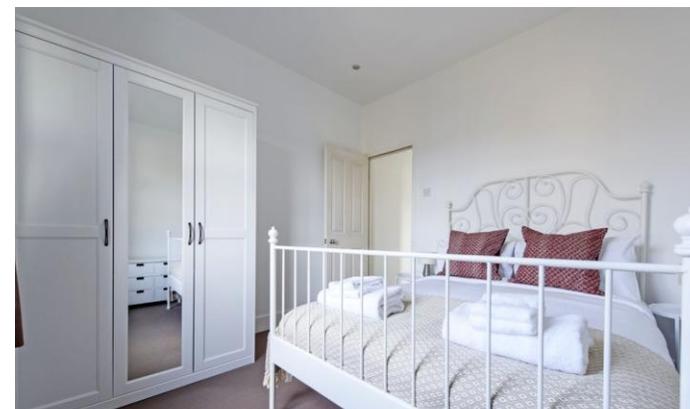
An added draw to this property is the excellent side passage (with own front access) which is excellent for prams, bicycles etc.

The master bedroom can be found on the first floor along with two further bedrooms and a family bathroom. On the upper level there is a fourth good sized double bedroom with a shower room. Additional storage can be found in the large unconverted loft and in the cellar.



This superb house is positioned in an enviable location known locally as 'between the commons'. The fantastic amenities of Northcote road are literally at the end of the street and transport can be found at Clapham Junction, which is approximately a ten-minute walk. Furthermore, the open spaces of both Wandsworth Common and Clapham Common are nearby and there the house is extremely well located for a number of good state and private schools, subject to catchment each year.

- Four bedrooms
- Double reception room
- Kitchen dining room
- Family bathroom
- Shower room
- Cellar
- Unconverted loft space
- Patio garden
- Side access





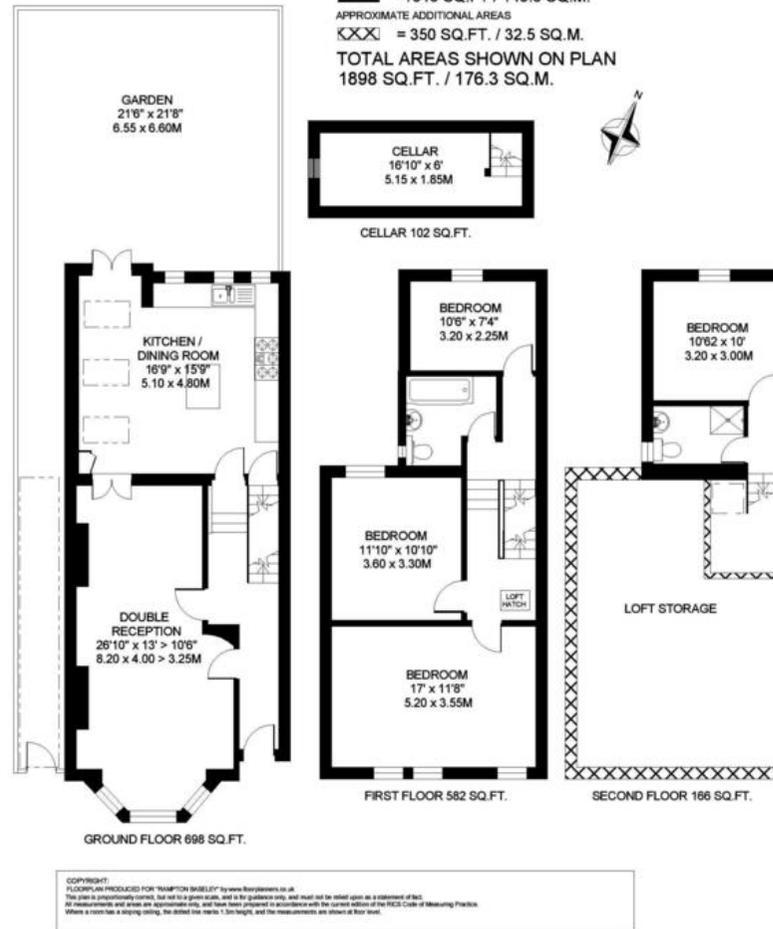
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WAKEHURST ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
■ = 1548 SQ.FT. / 143.8 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
XXX = 350 SQ.FT. / 32.5 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
1898 SQ.FT. / 176.3 SQ.M.



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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.

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

