



 RAMPTON  
BASELEY

Gayville Road | SW11  
Freehold



## Description

This beautifully presented Victorian house has been extended onto the ground floor into the side return and on the top floor in to the loft space. The property measures approximately 2104 sq feet and arranged over three floors. It is in excellent condition and the accommodation and is spacious and light with good proportions in all of the principal rooms.

The double reception room boasts a feature fire place, hardwood floors, a square bay window and bespoke cabinetry flanking the fire place. The rear part of the reception room opens to a spacious kitchen family room. The kitchen itself is finished with white gloss wall and base units, quality integrated appliances and composite stone work surfaces. There is plenty of space for entertaining and every day family living. Bifolding doors open onto a beautifully landscaped garden with an easi grass lawn. There is also a downstairs wc on this floor. The cellar has been tanked and is home to a well fitted utility room.

Three double bedrooms and a family bathroom can be found on the first floor. Two further double bedrooms and a second shower room are situated on the second floor. Fitted wardrobes can be found in four of the five bedrooms. There is plenty of extra storage in the eaves on the top floor and in the cellar which has potential for conversion (subject to the usual consents).



Gayville Road is a popular tree lined residential street between the commons. Transport can be found at either Clapham South tube or Clapham Junction station. The amenities of Northcote Road are less than a five minute walk and there are numerous good state and private schools nearby (subject to catchment each year).

- Five double bedrooms
- Kitchen dining room
- Family bathroom
- Shower room
- Downstairs wc
- Utility room
- Garden
- NB: Photos taken from a previous occupancy



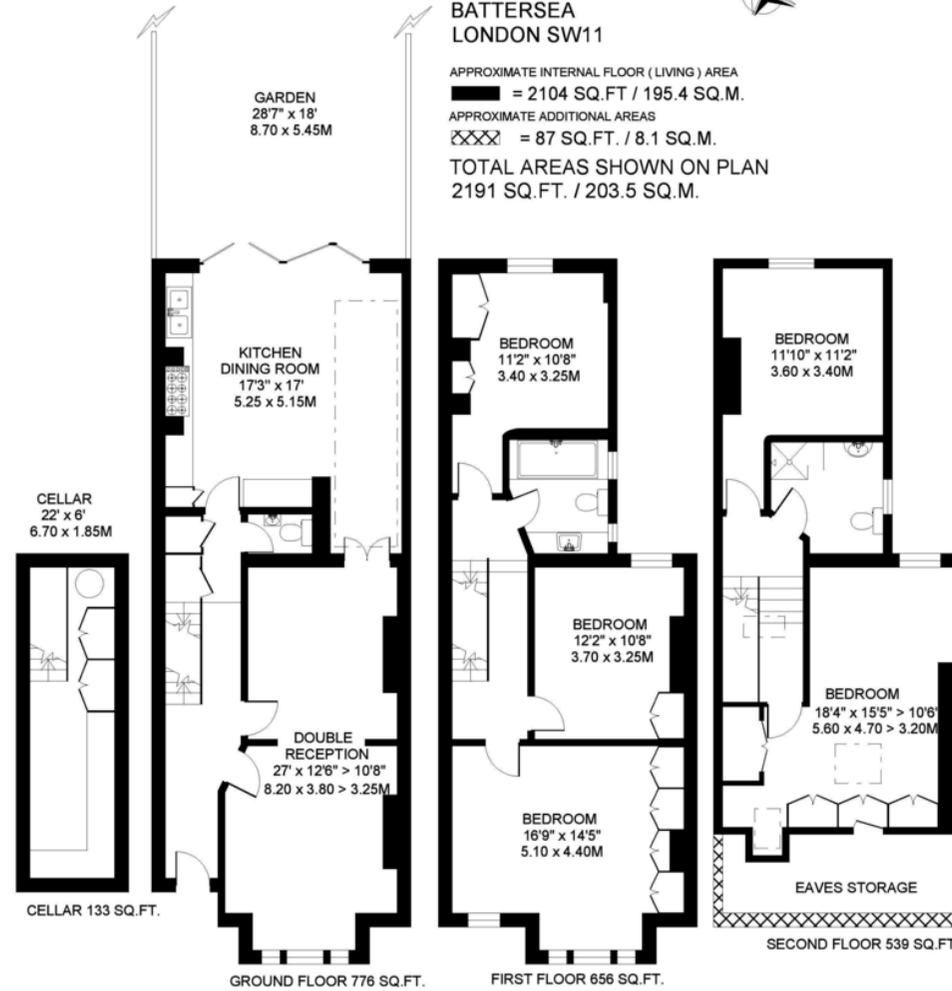


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**GAYVILLE ROAD  
 BATTERSEA  
 LONDON SW11**



APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 ■■■■ = 2104 SQ.FT / 195.4 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 XXXX = 87 SQ.FT. / 8.1 SQ.M.  
**TOTAL AREAS SHOWN ON PLAN  
 2191 SQ.FT. / 203.5 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 dashed 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

