 RAMPTON
BASELEY

KYRLE ROAD | SW11
FREEHOLD

Kyrle Road SW11

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Situated on the ground floor to the front of the property is a stunning double reception room. The reception room benefits from a large bay window, twin feature fireplaces and stunning herringbone flooring. The room also benefits from a working gas fireplace, bespoke built in cabinetry and underfloor heating with the rear of the reception leading through to a bright and spacious open plan kitchen dining room.

The kitchen itself has been tastefully finished with Carrara marble worktops, a range of high specification wall and base units, quality integrated appliances and a central island/breakfast bar. There is plenty of room for a dining table and skylights flood the room with an abundance of natural light. Sliding Crittal style concertina doors open to a South-East facing patio garden.

The master bedroom is located on the first floor and boasts parquet wooden flooring, underfloor heating and a feature fireplace. Four further double bedrooms, one with en suite and Juliet balcony, a contemporary shower room and modern family bathroom are arranged over the upper levels.



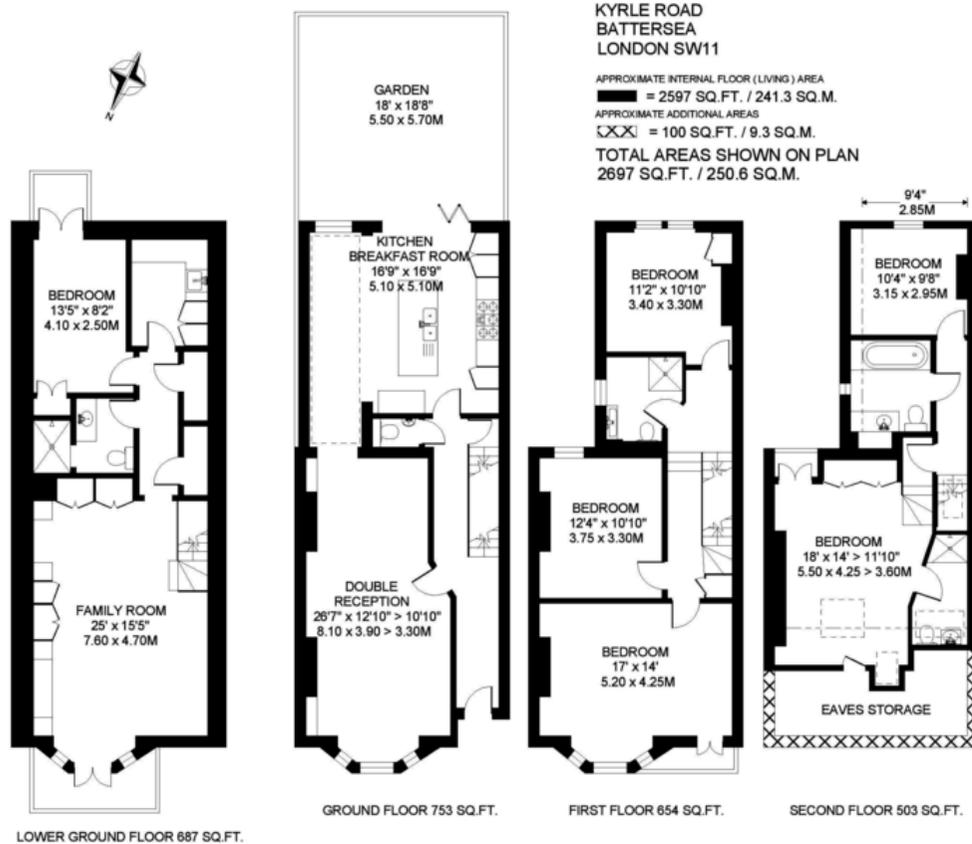


The lower ground floor has been well thought out boasting extra ceiling height, two light wells, and plenty of built in storage. The family/media room benefits from an abundance of beautiful bespoke cabinetry, built in Sonos system and wooden flooring throughout. Also available on the ground floor level is a useful utility room, server and safe room and a cleverly built in bar area. In addition, there is a further double bedroom complete with its own large en suite shower room.

Kyrle Road is a sought-after residential street running directly off Clapham Common West side in the area known as between the commons. Transport can be found at Clapham South tube and there are a number of good state and private primary schools nearby, subject to catchment each year. In addition, the open space of Clapham Common and the amenities of Northcote Road are also within easy walking distance.







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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.



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 only and illustration 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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