



 RAMPTON  
BASELEY

BENNERLEY ROAD, SW11 / FREEHOLD

## SW11 / FREEHOLD

**THIS MAGNIFICENT FIVE-BEDROOM FAMILY HOUSE HAS BEEN COMPLETELY REFURBISHED BY THE CURRENT OWNERS AND HAS BEEN DESIGNED WITH MODERN FAMILY LIVING IN MIND WHILST RETAINING LOTS OF BEAUTIFUL ORIGINAL FEATURES. THE PROPERTY IS BEAUTIFULLY PRESENTED, OFFERING 2158 SQ FT OF ACCOMMODATION ARRANGED OVER FOUR FLOORS. THE FINISH IS EXCEPTIONAL AND HIGH-QUALITY FIXTURES AND FITTINGS HAVE BEEN USED IN EVERY ROOM.**

Situated on the ground floor to the front of the property is an elegant double reception room with a feature fireplace, a bay window, built in cabinetry and herringbone flooring. A fantastic study completes the ground floor accommodation and opens onto a stunning landscape garden.

The bright kitchen family room is located on the lower ground floor and a front and rear lightwell flood the room with natural light. Wooden flooring runs throughout the space incredible space which works well for everyday living as well as entertaining. The kitchen itself is beautifully finished with a stunning deVOL Shaker design and cararra marble work-surfaces. An excellent utility space and cloakroom with WC and classic Victorian wash basin are located at the rear. Double doors to the rear open onto the immaculate garden.

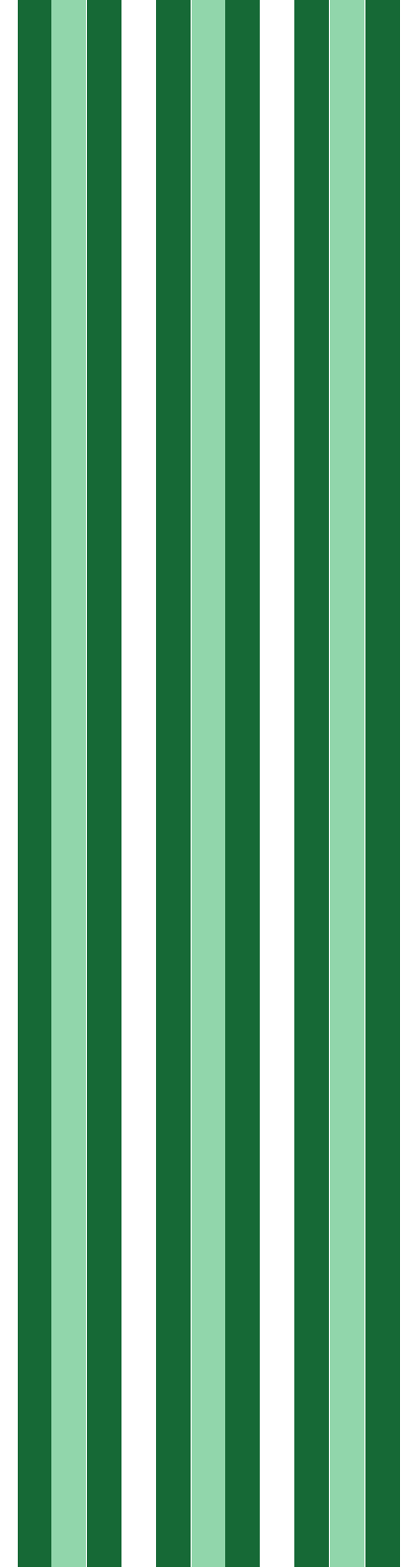




**FIVE BEDROOMS | DOUBLE RECEPTION  
ROOM | OPEN PLAN KITCHEN FAMILY  
ROOM | STUDY**

**TWO FAMILY BATHROOMS | EN SUITE  
BATHROOM | WC | UTILITY ROOM |  
GARDEN | EAVES STORAGE**





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The spacious principal bedroom can be found on the first floor towards the front of the house and benefits from built in wardrobes and a stunning en suite bathroom with a separate shower and twin sinks. Another double bedroom and a family shower room are arranged over the first floor. Three further bedrooms and a family bathroom are arranged over the upper levels of this spectacular family home.

Additional storage space can be found in the eaves and in the in several built in cupboards on the lower ground floor.

This sublime property is well located on Bennerley Road between Bolingbroke Grove and Northcote Road. The open spaces of Wandsworth Common are literally at the end of the street as are the amenities of Northcote Road. The house is also well located for a number of good state and private schools subject to catchment each year. Transport can be found at Clapham Junction which is approximately a ten minute walk away.





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 This plan is an approximate guide only, and is for guidance only, and should 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.  
 Measure a room from a playing ceiling. Do not use the marks "L" for height, use the measurements as 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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