



 **RAMPTON  
BASELEY**

MOUNT EPHRAIM LANE, SW16 / FREEHOLD

# SW16 / FREEHOLD

**THIS STUNNING AND UNIQUE FIVE-BEDROOM DETACHED FAMILY HOUSE IS SITUATED ON A PRETTY TREE-LINED STREET JUST OFF TOOTING BEC COMMON. THE HOUSE WAS SELF-BUILT BY THE CURRENT OWNERS TO THE HIGHEST OF STANDARDS WITH ECO-CREDENTIALS INCLUDING UNDERFLOOR HEATING, DOUBLE GLAZING, ECOTHERM INSULATION AND AN AIR SOURCE HEAT PUMP. IMMACULATEDLY PRESENTED THROUGHOUT, THE STRIKING INTERIOR HAS BEEN DESIGNED WITH MODERN FAMILY LIVING IN MIND WITH OVER 3,400 SQ FT OF LIVING SPACE, A STUNNING WRAPAROUND GARDEN AND OFF-STREET PARKING.**

The property opens to a spacious hallway which flows through to the impressive and expansive central open-plan kitchen/reception room from which the entire ground floor flows seamlessly. The space is flooded with light from dual aspect floor-to-ceiling Crittal-style glass doors. Bi-folds open onto the garden decking and on the opposite side of the room, French doors open onto a walled, decked area, ideal for barbecuing and al fresco drinks, which leads round into the side access to the garden.

High coffered ceilings and the striking use of glass give a great feeling of light and space to the central downstairs area, as well as creating a stunning and sociable design, and the open-plan kitchen means the room is ideal for both everyday family life and entertaining. The kitchen itself boasts an excellent range of modern, handle-less wall and base units with integrated appliances, dark marble worksurfaces and a peninsula island/breakfast bar. The reception space offers ample room for both a dining area and comfortable seating.

A glazed wall separates a large reception room, offering a 'broken-plan' aspect to the living space. An open chimney and bi-fold doors which open fully onto the garden add to the style and elegance of the room. Also off the hallway is a study which could be used as an additional bedroom, incredibly bright thanks to the large window to the front and glazed doors opening onto the decking. A downstairs cloakroom completes the accommodation on the ground floor and stairs lead down to the basement. This space benefits from high ceilings and a lightwell, and one wall is entirely mirrored making it wonderfully bright. It is currently used as a home gym and boasts a stunning shower room and sauna.

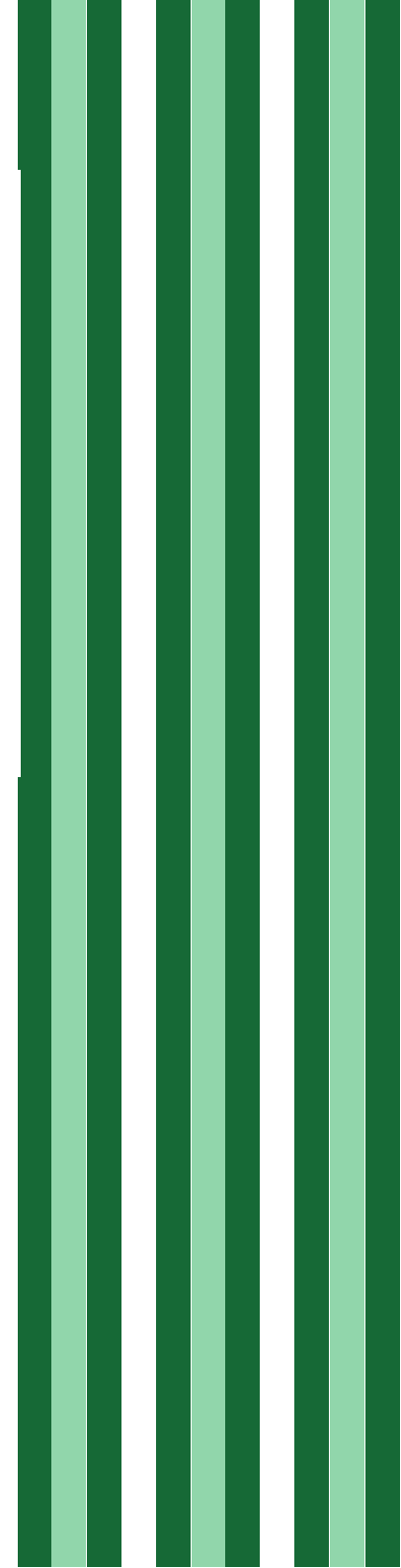
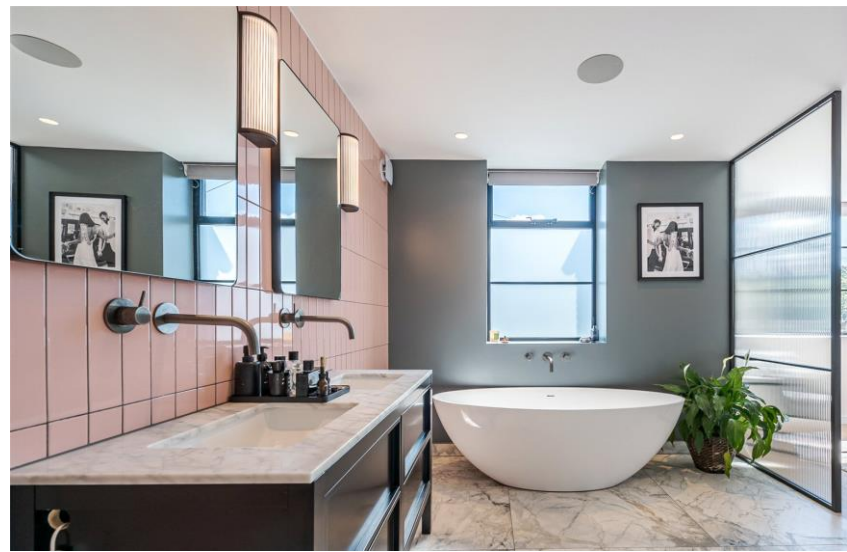




OPEN-PLAN KITCHEN/RECEPTION AREA  
| DINING ROOM | RECEPTION ROOM |  
STUDY | GYM | TWO SHOWER ROOMS |  
SAUNA | FAMILY BATHROOM |  
PRINCIPAL SUITE | EN SUITE BATHROOM  
| FOUR FURTHER BEDROOMS

DOWNSTAIRS CLOAKROOM | WRAP-  
AROUND SOUTH-WEST-FACING GARDEN  
| TERRACE | SIDE ACCESS | OFF-STREET  
PARKING





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The garden wraps around the south-westerly side of the property and is beautifully landscaped with raised decking including a sunken firepit, lawn, raised flower beds and lovely cedar fencing. Mature plantings create a great sense of privacy and there is access at both the front and the back, including the connection to the decking off the kitchen to the rear. With multiple areas for seating and relaxing, the exceptional garden provides the perfect setting for al fresco dining and entertaining.

A striking wooden staircase rises through the centre of the property to the first floor where the wooden floors continue. The large landing has an excellent utility space hidden behind cupboard doors and leads into the stunning principal suite to the front of the house. The coffered ceiling, bespoke built-in wardrobes, large windows, and Crittal-style glazed partition separating the luxurious en suite bathroom give the room the feel of a boutique hotel. The freestanding egg-shaped bath, large walk-in shower, marble floors, twin sinks with marble surround and bespoke cabinetry beneath all add to the stylish design.

Two double bedrooms, both with built-in wardrobes, and a family bathroom are arranged to the rear of the first floor. Stairs lead up to the second floor and two further large double bedrooms which both benefit from wonderful height, light and large Velux windows. Excellent storage can be found in the substantial eaves and the bedrooms share a stunning shower room.

Mount Ephraim Lane is set within a quiet residential conservation area with the end of the road leading directly onto the wide-open spaces of Tooting Bec Common. Streatham Hill mainline station (providing direct access to London Victoria via Clapham Junction) is close by and the area is well served by many excellent schools and nurseries. All the excellent amenities of Balham and Streatham Hill are within easy walking distance.

Council Tax Band: G | EPC: B | Tenure: Freehold



## Mount Ephraim Lane, SW16



Approx. Gross Internal Area  
3412 Sq Ft - 316.97 Sq M  
Approx. Eaves Storage Area  
133 Sq Ft - 12.36 Sq M  
Approx. Shed And Plant Room Area  
230 Sq Ft - 21.37 Sq M  
Approx. Total Area  
3775 Sq Ft - 350.70 Sq M



For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
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**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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## RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111  
BELLEVUE ROAD SW17 | 020 3846 0999  
BALHAM HIGH ROAD SW17 | 020 8767 7079  
GARRATT LANE SW18 | 020 8879 6205

[www.ramptonbaseley.com](http://www.ramptonbaseley.com)

