



**RAMPTON  
BASELEY**

ST. ANN'S HILL, SW18 / FREEHOLD

## SW18 / FREEHOLD

**THIS CHARMING VICTORIAN FIVE-BEDROOM TERRACE OFFERS A FANTASTIC FEELING OF LIGHT AND SPACE THROUGHOUT, MEASURING APPROXIMATELY 1,752 SQ FT OF ACCOMMODATION ARRANGED OVER THREE FLOORS. WITH FANTASTIC PROPORTIONS IN ALL THE PRINCIPAL ROOMS THE HOUSE ALSO FEATURES BOTH A FRONT GARDEN AND REAR GARDEN.**

To the front of the ground floor is a spacious double reception room featuring large sash windows, two fireplaces and beautiful wooden flooring flowing throughout. To the rear is an expansive open plan kitchen dining room. The kitchen has been stylishly finished, fitted with plenty of wall and base units, integrated appliances and smart work surfaces including a return with breakfast bar. The space has ample room for a relaxed seating area and dining table, ideal for entertaining as well as everyday family living. Skylights flood the room with natural light and two sets of bi-folding double doors open to the private, landscaped patio garden that measures over 18 feet. A downstairs cloakroom completes the ground floor accommodation.

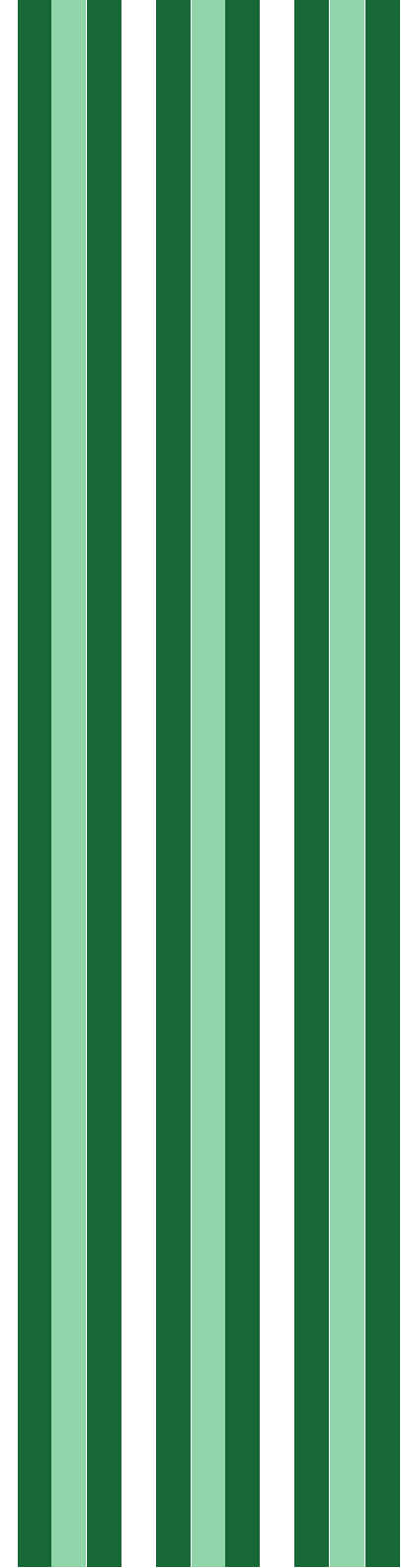




**DOUBLE RECEPTION ROOM | OPEN  
PLAN KITCHEN DINING ROOM | FIVE  
BEDROOMS**

**TWO BATHROOMS | FRONT AND REAR  
GARDEN | EAVES STORAGE**





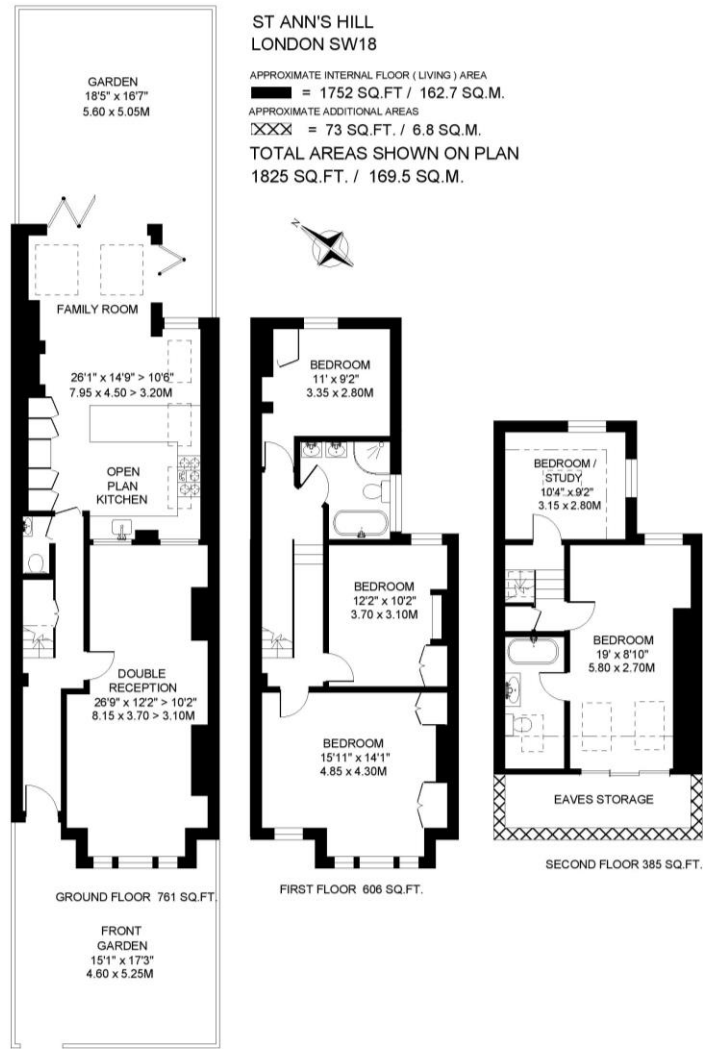
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The large principal bedroom is arranged to the front of the first floor and benefits from fantastic windows, a period fireplace and bespoke built-in storage. There are an additional two double bedrooms, both with built in storage, and a contemporary family bathroom with a bath, separate walk-in shower and twin sinks that completes this level. Above is a spacious guest suite with skylights and a window overlooking the garden, a luxurious en suite bathroom with shower over bath and eaves storage. A fifth bedroom, currently used as a study completes the upper levels.

St Ann's Hill is a popular residential street, located off Earlsfield Road. It is well placed for the local amenities and more extensive shopping is available at The Southside Centre. Transport links are good with Earlsfield and Wandsworth Town Overground stations nearby, providing services to Victoria and Waterloo. Furthermore, the area as a whole is renowned for its excellent choice of private and state schools, subject to catchment and entrance each year.

Council Tax Band: F | EPC: D | Tenure: Freehold





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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 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 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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