



 RAMPTON  
BASELEY

CHATTO ROAD, SW11 / TO BE ADVISED

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**THIS EXQUISITE VICTORIAN FAMILY RESIDENCE, NESTLED BETWEEN THE COMMONS AND CONVENIENTLY CLOSE TO NORTHCOTE ROAD. THIS PROPERTY BOASTS A CHARMING, TERRACED DESIGN OVER THREE FLOORS. THE PROPERTY HAS BEEN EXTENSIVELY RENOVATED AND EXTENDED IN RECENT YEARS, SEAMLESSLY BLENDING MODERN CONTEMPORARY FEATURES WITH IT'S ORIGINAL CHARM.**

Upon entering the front door, you are greeted by an inviting entrance hall leading to a generously proportioned reception room. This room boasts high ceilings adorned with decorative cornices, a feature fireplace and expansive bay windows which flood the room with natural light.

Continuing down the hallway, you'll discover a spacious, modern kitchen, fully equipped with stylish wall and base units, as well as fully integrated appliances. The kitchen also provides ample room for a dining table and relaxed seating area, making it the ideal space for both everyday family living and entertaining. Through the wide, floor-to-ceiling bi-fold doors, you can step out into the secluded South facing garden.

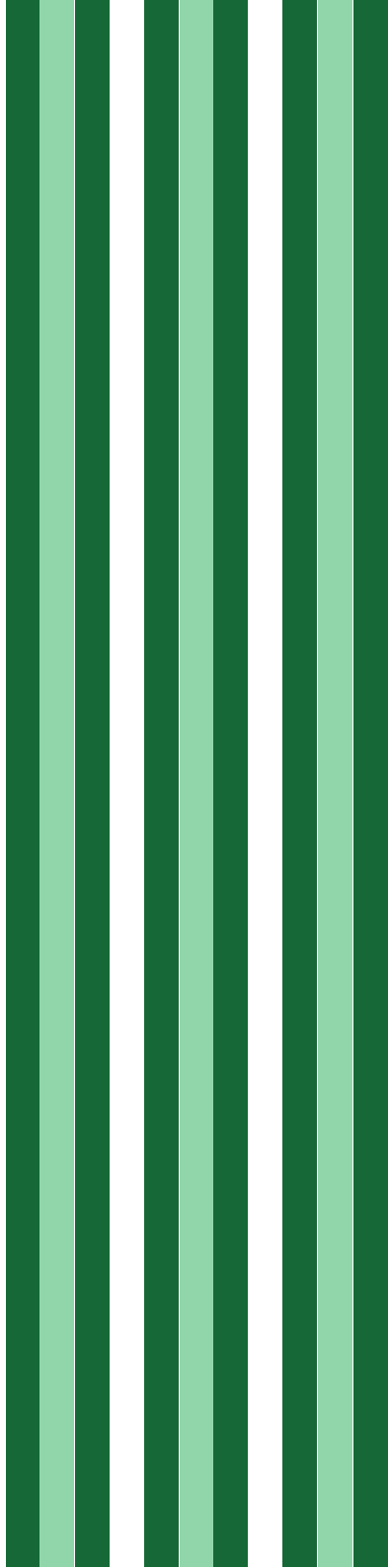




**FIVE DOUBLE BEDROOMS | GREAT  
LOCATION | SOUTH FACING GARDEN**

**EXTENDED KITCHEN/BREAKFAST ROOM |  
VICTORIAN HOUSE**





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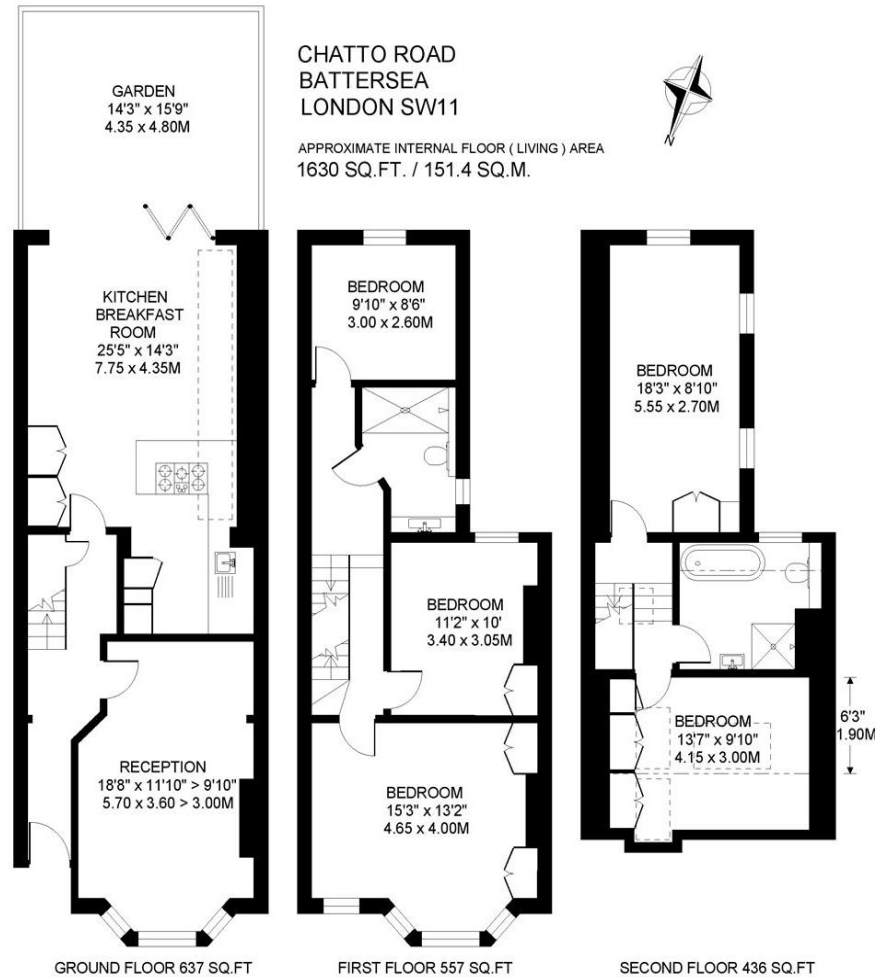
The first floor comprises of three double bedrooms and a stylish family shower room. The master bedroom, positioned at the front of the first floor, offers fitted wardrobes, an original fireplace, and generously sized bay window.

On the upper level, two more spacious double bedrooms await, both of which benefit from built-in wardrobes. Completing this floor is a spacious contemporary bathroom featuring a separate shower.

Chatto Road runs from Webb's Road to Alfriston Road and is well-positioned for a number of good state and private schools (subject to catchment each year). The amenities of Northcote Road are approximately a five-minute walk away, and both Clapham and Wandsworth Commons are also close by. Transport can be found at Clapham South tube or Clapham Junction main line station.

Council Tax Band: F | EPC: EPC | 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.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

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