



 RAMPTON
BASELEY

BERTAL ROAD, SW17 / FREEHOLD

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THIS FANTASTIC, TWO DOUBLE BEDROOM VICTORIAN TERRACED HOUSE IS WELL PRESENTED WITH A LOVELY FEELING OF LIGHT AND SPACE THROUGHOUT. ARRANGED OVER TWO FLOORS, THE PROPERTY BOASTS GOOD PROPORTIONS IN ALL THE PRINCIPAL ROOMS AND OFFERS A SUPERB 48 FT GARDEN. THERE IS ALSO THE POTENTIAL TO EXTEND INTO THE LOFT, SUBJECT TO THE USUAL CONSENTS.

The reception is to the front of the property with high ceilings, large sash windows which flood the room with light, and bespoke built-in cabinetry flanking the feature fireplace. Smart wood flooring runs throughout and leads through to the expansive open-plan kitchen breakfast room. The room is incredibly bright thanks to the rooflights and floor-to-ceiling bi-fold doors which open onto the garden. The kitchen itself has an excellent range of contemporary wall and base units, fully integrated appliances, white marble worksurfaces and smart tiling. There is plenty of room for both a dining table and comfortable seating. The back garden has a terrace and lawn surrounded by borders and mature plantings, giving it a great sense of privacy, and making it ideal for al fresco dining and entertaining.

Upstairs, the larger of the two bedrooms is at the front of the house and benefits from a large square bay window and built-in wardrobes. The second bedroom overlooks the garden. A bright family bathroom with shower over the bath completes the accommodation.

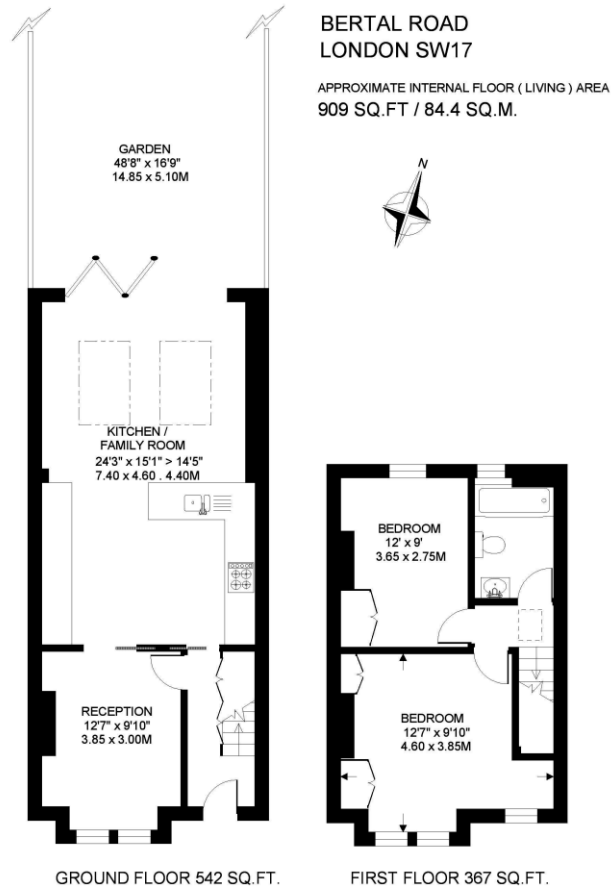
This excellent property is set on Bertal Road, a quiet residential street within walking distance of Tooting's varied and abundant restaurants, bars and gastropubs. Transport can be found at Tooting Broadway Underground and Earlsfield Overground which are both close by.

Council tax band: C | EPC: tbc | Tenure: Share of Freehold



**RECEPTION ROOM | KITCHEN
BREAKFAST ROOM | TWO DOUBLE
BEDROOMS | BATHROOM |
TERRACED HOUSE | 48 FT GARDEN |**





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All measurements and areas are approximate only, and have been prepared in accordance with the current edition of theRICS 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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