

# RAMPTON BASELEY

## SUMMERLEY STREET, SW18 / FREEHOLD

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### THIS WONDERFUL FOUR-BEDROOM HOUSE IN THE HEART OF EARLSFIELD, OFFERS APPROXIMATELY 1,872 SQ FT OF THOUGHTFULLY CURATED ACCOMMODATION. HOUSED IN A BEAUTIFUL VICTORIAN TERRACE, THIS UNIQUE HOME IS FILLED WITH NATURAL LIGHT AND CHARACTER.

To the left of the entrance hall is the elegant double reception room, boasting two feature fireplaces, period cornicing, and a lovely bay window. Stairs in the hallway lead down to the fabulous entertainment room in the basement. Brimming with charisma and comfort, this generous room also features two chimney breasts as well as bespoke shelving and cabinetry.

To the rear of the ground floor lies the charming kitchen. The kitchen itself is finished with plenty of smart, contemporary wall and base units, work surfaces and integrated appliances. French doors open out onto the pretty, walled garden; finished in wooden decking and with mature climbing plants, it is perfect for alfresco dining and low maintenance gardening. A w/c is also found on this floor.

To the front of the first floor is one of the four double bedrooms this property offers. Spanning the width of the house; this beautiful room features painted wooden floors, a feature fireplace, fitted wardrobes and two gorgeous period windows that provide an abundance of light. A stylish bathroom decorated with panelling and a roll top bath as well as two further bedrooms complete this floor.

The spacious principal suite is found on the top floor of the property and includes a walk-in wardrobe and fantastic en suite bathroom with a separate walk-in shower and bath and eaves storage.

This excellent property is situated on Summerley Street, a quiet residential street near the popular and vibrant Garrat Lane. Earlsfield station is just a few minutes' walk away and connects this popular corner of South-west London with central London in just 15 minutes. The property is also well located for the open spaces of King George's Park and Wandsworth Common as well as the bars and amenities of Garratt Lane and more extensive shopping of The Southside Shopping Centre, which are just a short walk away. DOUBLE RECEPTION ROOM | KITCHEN | ENTERTAINMENT ROOM | FOUR DOUBLE BEDROOMS | TWO BATHROOMS | GARDEN | W/C | EAVES STORAGE

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







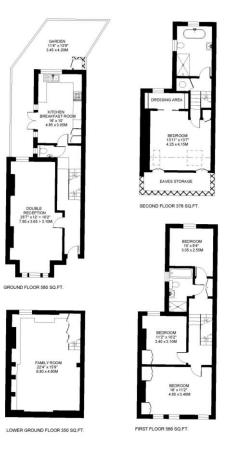




SUMMERLEY STREET
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ 1972 SQ.FT / 173.9 SQ.M.
APPROXIMATE ADDITIONAL AREAS
XXX = 70 SQ.FT / 6.5 SQ.M.
TOTAL AREAS SHOWN ON PLAN
1942 SQ.FT / 180.4 SQ.M.





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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.



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

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