



**RAMPTON
BASELEY**

SUMMERLEY STREET, SW18 / FREEHOLD

SW18 / FREEHOLD

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.

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



**DOUBLE RECEPTION ROOM |
KITCHEN | ENTERTAINMENT ROOM |
FOUR DOUBLE BEDROOMS | TWO
BATHROOMS | GARDEN | W/C |
EAVES STORAGE**



SUMMERLEY STREET
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 1872 SQ. FT. / 173.9 SQ. M.

APPROXIMATE ADDITIONAL AREAS
 KXX = 70 SQ. FT. / 6.5 SQ. M.

TOTAL AREAS SHOWN ON PLAN
 1942 SQ. FT. / 180.4 SQ. M.



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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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