



**RAMPTON
BASELEY**

OLD PARK AVENUE, SW12 / FREEHOLD

SW12 / FREEHOLD

SITUATED ON ONE OF THE MOST SOUGHT-AFTER RESIDENTIAL STREETS BETWEEN THE COMMONS, THIS WONDERFUL SEMI-DETACHED VICTORIAN HOUSE SPANS THREE FLOORS, BOASTING APPROXIMATELY 2,884 SQ FT OF LIVING SPACE.

The property opens into a grand entrance hall adorned with original Victorian tiles. The ground floor features a spacious reception room at the front, leading seamlessly to a generously sized dining room. Both rooms showcase high ceilings, original fireplaces and hardwood floors throughout.

Positioned at the rear is an open-plan kitchen family room, bathed in natural light from skylights. The kitchen is equipped with quality wall and base units, offering ample space for a dining table.

Continuing from the kitchen is a delightful conservatory, which is also accessible from the dining room. Double doors open from the conservatory to a sizeable garden with convenient side access.

Additional storage is cleverly tucked away in the cellar, which has been transformed into a bathroom and utility room.

The first floor comprises a principal bedroom with a spacious en suite bathroom featuring a separate shower. Two further well-proportioned double bedrooms share this floor, one with an en suite bathroom which is also accessible from the landing, serving dual purposes as a family bathroom.

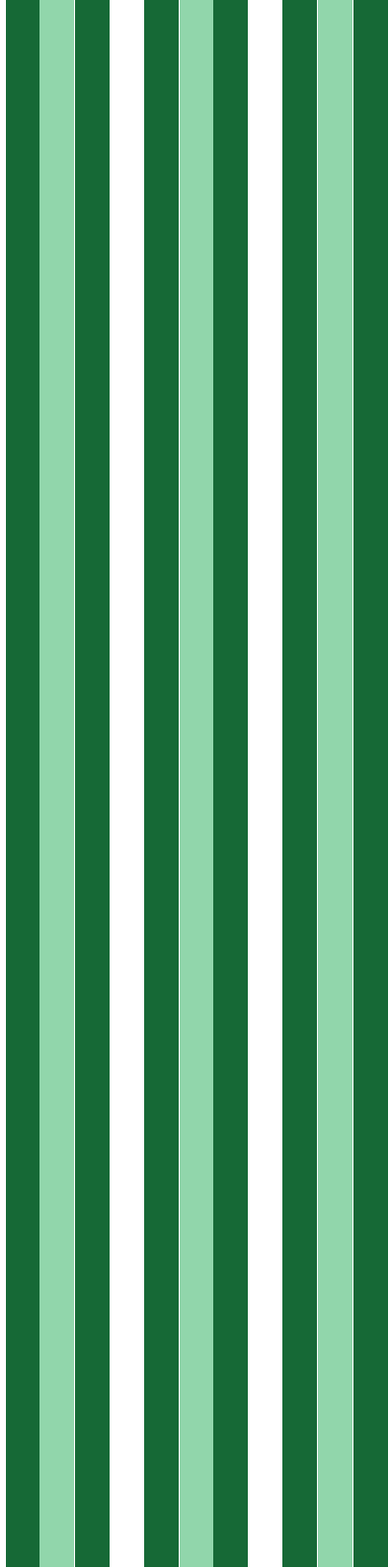




SIX BEDROOMS | RECEPTION ROOM |
DINING ROOM | KITCHEN / BREAKFAST
ROOM | CONSERVATORY

THREE BATHROOMS | W/ C | UTILITY
ROOM | GARDEN





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On the second floor of the property are a further three double bedrooms and a family shower room.

Old Park Avenue runs between Nightingale Lane and Ramsden Road and is considered one of the most sought-after roads within the area, known locally as 'Between the Commons'. The amenities of Northcote Road, Bellevue Road and Balham High Road are all within easy walking distance as are the open spaces of Clapham and Wandsworth Commons. Transport can be found nearby at Clapham South underground and Wandsworth Common overground stations and there are a number of good schools nearby (subject to catchment each year).

Council Tax Band: G | EPC: TBC | Tenure: Freehold



OLD PARK AVENUE
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
2884 SQ.FT / 267.9 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

RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111
BELLEVUE ROAD SW17 | 020 3846 0999
BALHAM HIGH ROAD SW17 | 020 8767 7079
GARRATT LANE SW18 | 020 8879 6205

www.ramptonbaseley.com

