



 RAMPTON
BASELEY

MAGDALEN ROAD, SW18 / FREEHOLD

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Available on the market for the first time in almost 70 years, this fabulous semi-detached family home is one of four “Arts & Crafts” houses situated at the northern end of Magdalen Road. Built in 1919, the property offers over 1,850 sq ft of accommodation arranged over two floors with scope for an incoming buyer (subject to planning permission) to refurbish and extend to create a wonderful family home.

Set well back from the road and retaining many original features including a wonderful glazed rooflight in the entrance hall, the ground floor comprises two generous reception rooms, a modern kitchen, downstairs cloakroom and a utility room. Four double bedrooms are arranged over the first floor, together with a shower room and family bathroom. There is also ample storage throughout the house.

An unusually large and voluminous loft space, equal to the footprint of the house can be accessed from the first floor and has the potential to provide two further bedrooms and a bathroom, subject to planning.

To the rear of the house is a particularly wide 59 x 27' garden (with side access) looking down the gardens of the houses on Heathfield Road and to the front, a pretty front garden and off-street parking for one car.

Located on Magdalen Road, close to the junction with Lyford Road, the property is conveniently located for the amenities of Bellevue Village, Earlsfield and East Hill, all of which are a short distance away. Transport links can be found at Wandsworth Common and Earlsfield stations which provide quick and convenient access to central London via Victoria and Waterloo. There are a number of excellent schools located nearby including Earlsfield and Beatrix Potter primary schools, Wandsworth Prep, Emanuel and Finton House, subject to entry and catchment each year.

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



**FOUR BEDROOMS | TWO RECEPTION
ROOMS | KITCHEN BREAKFAST
ROOM | TWO BATHROOMS |
GARDEN | LOFT | OFF-STREET
PARKING**



MAGDALEN ROAD
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 1860 SQ.FT. / 172.8 SQ.M.

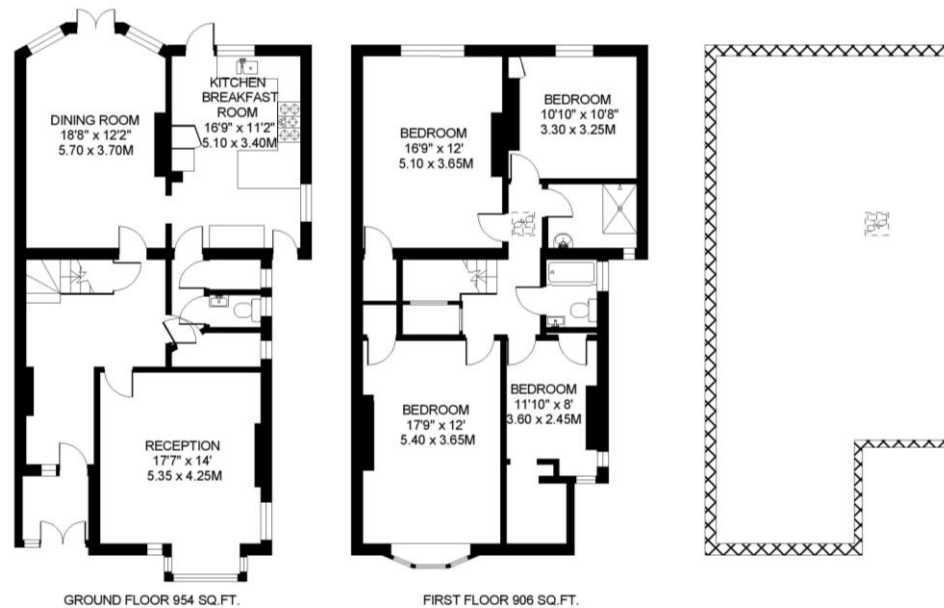
APPROXIMATE ADDITIONAL AREAS

XXX = 788 SQ.FT. / 73.2 SQ.M.

TOTAL AREAS SHOWN ON PLAN
2648 SQ.FT. / 246.0 SQ.M.



GARDEN
59' x 27'5"
18.00 x 8.35M



PARKING /
FRONT GARDEN
25'9" x 27'5"
7.85 x 8.35M



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FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.co.uk
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
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