



 **RAMPTON  
BASELEY**

ELMBOURNE ROAD, SW17 / FREEHOLD



## SW17 / FREEHOLD

**THIS EXTREMELY HANDSOME DOUBLE FRONTED HOUSE IS SITUATED IN ONE OF THE MOST COVETED LOCATIONS WITHIN THE HEAVER ESTATE. THE HOUSE MEASURES IN EXCESS OF 4,000 SQ FT WITH A TREMENDOUS SENSE OF LATERAL SPACE. THERE IS A TESSELLATED FRONT PATHWAY WHICH IS FLANKED BY ATTRACTIVE BOXED HEDGING AND ESTABLISHED BAY TREES WHICH LEAD TO AN IMPRESSIVE STAINED GLASS FRONT DOOR. THE FRONT DOOR OPENS TO A GRAND ENTRANCE HALL, WITH A CLEAR SIGHTLINE THROUGH TO THE END OF THE GARDEN.**

There are three reception rooms on the ground floor all benefiting from fantastic Victorian proportions. The current owners added a stunning kitchen family room to the rear of the ground floor with crittall style windows/doors and two large skylights. All of which give the space a huge amount of natural light. The kitchen family room measures approximately 34 sq ft across, providing plenty of space for entertaining as well as everyday family living. The kitchen itself is a custom Shaker-style kitchen with marble work surfaces. There is also a walk-through pantry and a ground floor WC.

The cellar is currently being used as storage as well as a utility room. There is potential for further development if the incoming purchasers want to create even more living space.



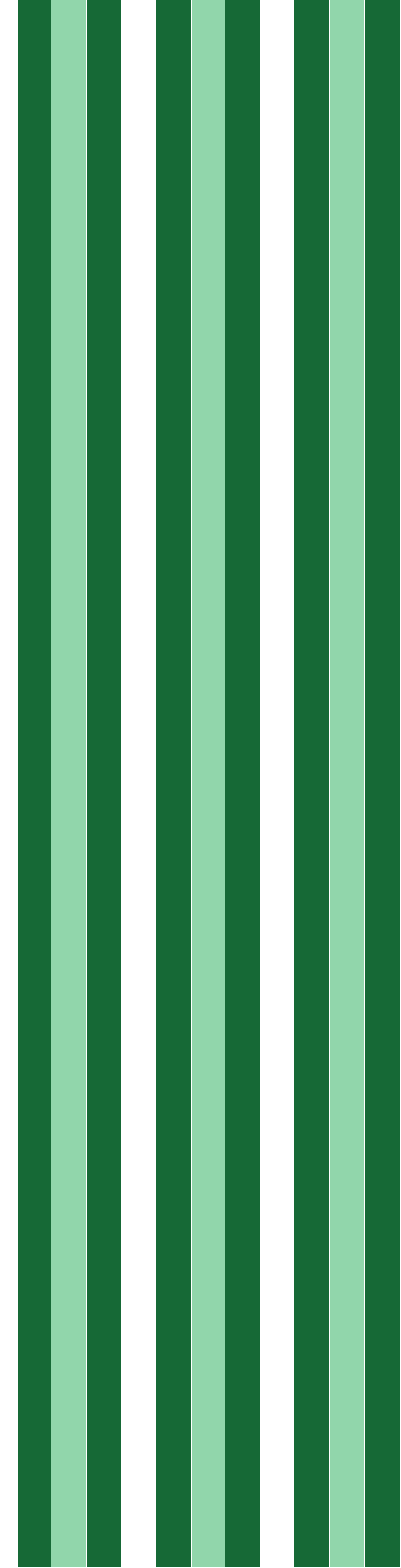


OPEN-PLAN KITCHEN/FAMILY ROOM |  
DINING ROOM | THREE RECEPTION ROOMS |  
FAMILY BATHROOM | VIEW OF THE  
COMMON | LARGE FAMILY ROOM | SIX  
DOUBLE BEDROOMS

GARDEN WITH REAR ACCESS | UTILITY  
ROOM | GARDEN STORAGE | GROUND FLOOR  
WC | MASTER SUITE WITH DRESSING ROOM  
AND EN SUITE









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The master suite can be found on the first floor boasting incredible views over Tooting Bec Common, a dressing room, and a luxurious en suite bathroom. Six further double bedrooms (one with en suite shower room) and a family bathroom can also be found on the upper floors. There is an attractive garden to the rear of the property with a westerly aspect and separate access that leads to Drakefield Road. Having garden access that doesn't require coming through the house is extremely useful for dog owners, cyclists, and gardeners.

Located on the pretty, tree-lined Elmbourne Road which runs alongside Tooting Common, this property is set within the highly desirable Heaver Estate Conservation Area. All the bars, restaurants and shopping of Balham and Tooting Bec are close by, and Tooting Bec Underground station and Balham Overland and Underground are all within easy walking distance.

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





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