



 RAMPTON
BASELEY

RAVENSLEA ROAD, SW12 / FREEHOLD

SW12 / FREEHOLD

WELL-PRESENTED THROUGHOUT AND RETAINING MANY ORIGINAL FEATURES, THE PROPERTY BALANCES ORIGINAL VICTORIAN ARCHITECTURE WITH MORE CONTEMPORARY TOUCHES.

This lovely home offers over 2,100 sq ft of lateral accommodation arranged over three floors, including two wonderful ground floor reception rooms with high ceilings, ornate cornices and original fireplaces.

The heart of the home is the fabulous kitchen/ dining room which spans the entire width of the house, providing ample room to sit, dine and entertain. There are full height bi-folding doors which open directly onto the garden

Five generous double bedrooms are arranged over the two upper floors including a bright spacious principal bedroom to the rear of the house with an en-suite shower room together with a large family bathroom with a bath and over-sized glass enclosed shower.

Of particular note is the fabulous, low maintenance garden. Beautifully landscaped in a contemporary style, the wrap-around garden features a built-in seating area complete with firepit.

Stairs lead from the kitchen down to the basement where there is a further shower room/cloakroom, a utility room and a considerable amount of storage. There is also generous loft storage accessible from the top floor. The gated side-return provides ideal covered storage for bikes and buggies.

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

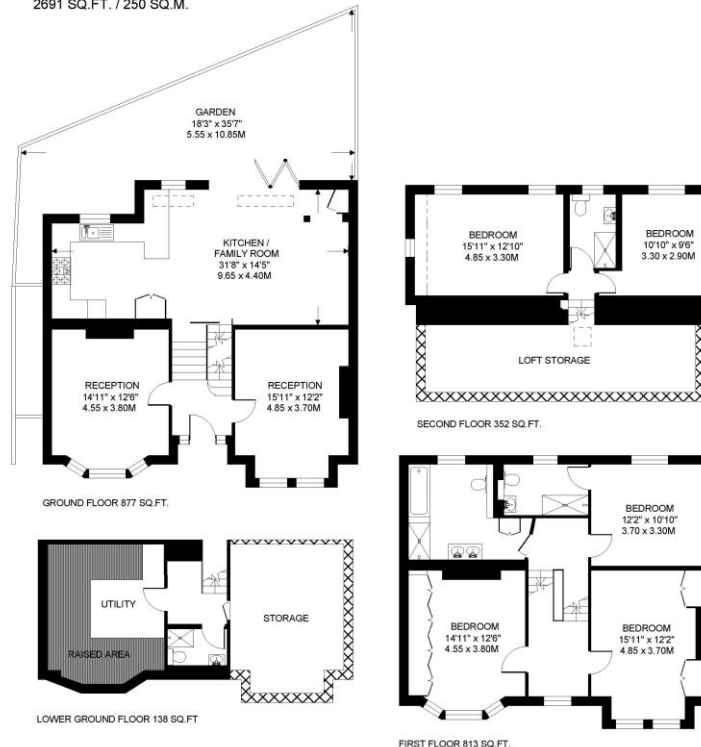


**FIVE BEDROOMS | TWO RECEPTION
ROOMS | OPEN PLAN KITCHEN |
FOUR BATHROOMS | GARDEN |
UTILITY ROOM | STORAGE SPACE**



RAVENSLEA ROAD
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■ = 2180 SQ. FT. / 202.5 SQ. M.
 APPROXIMATE ADDITIONAL AREAS
 [XXX] = 511 SQ. FT. / 47.5 SQ. M.
 TOTAL AREAS SHOWN ON PLAN
 2691 SQ. FT. / 250 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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