



**RAMPTON  
BASELEY**

CAMBORNE ROAD, SW18 / FREEHOLD

## SW18 / FREEHOLD

**THIS BEAUTIFUL, THREE-BEDROOM VICTORIAN TERRACED HOUSE OFFERS APPROXIMATELY 1,075 SQ FT OF CHARMING ACCOMMODATION. SET ON A QUIET STREET CLOSE TO KING GEORGE'S PARK, IT FEATURES AN ABUNDANCE OF NATURAL LIGHT THROUGHOUT AND A LOVELY SOUTH-FACING GARDEN.**

The entrance hallway leads onto the elegant double reception room. Showcasing wooden floors, a feature fireplace and bespoke shelving flanking the chimney breast, the room is flooded with light from both the period bay window to the front and the French doors that lead out to the garden at the rear.

The characterful kitchen/breakfast room is set to the back of the house and features a fabulous, exposed brick chimney breast and tiled floor. This bright and welcoming dual aspect room also has a door leading out to the garden. Thoughtfully landscaped with raised wooden planters, astroturf as well as mature plants, this suntrap provides the perfect space for alfresco dining and entertaining. A WC completes this floor.

The three double bedrooms are located on the first floor and all feature built-in wardrobes. The generous principal room spans the width of the front of the property and has two stunning feature windows that flood the room with light. A spacious and stylish bathroom finished with both a bath and walk-in shower completes this property.

This superb house is on Camborne Road, a pretty residential street just off Merton Road. The wide-open spaces of King George's Park and Wandsworth Common are both within easy reach, as are all the amenities of Southfields, Wandsworth Town and the extensive shopping at Southside Shopping Centre. Southfields tube station and Earlsfield train station offer excellent transport options to this lovely corner of south-west London.

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

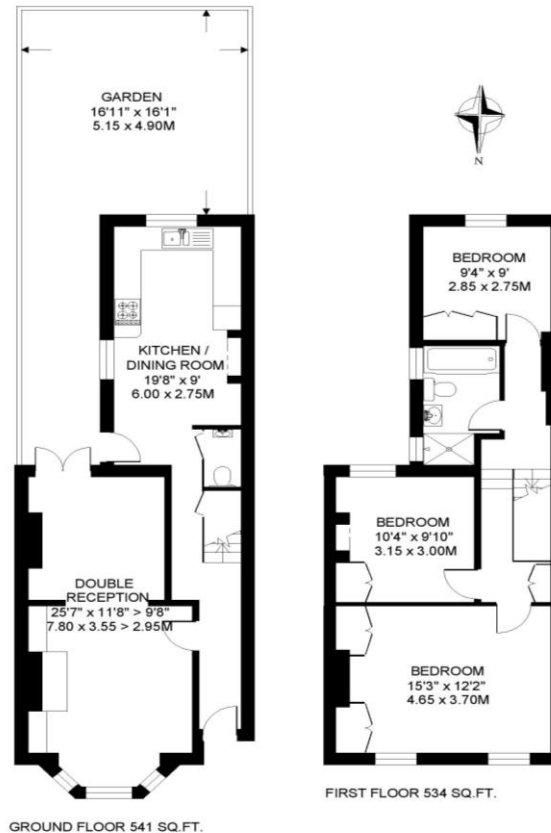


**DOUBLE RECEPTION ROOM |  
KITCHEN/DINING ROOM | THREE  
DOUBLE BEDROOMS | BATHROOM |  
WC | SOUTH-FACING GARDEN**



CAMBORNE ROAD  
WANDSWORTH  
LONDON SW18

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
1075 SQ.FT / 99.8 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 sizes are approximate only, and have been prepared in accordance with the current edition of the BS5534 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.



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