



 RAMPTON  
BASELEY

WOODFIELD AVENUE, SW16 / FREEHOLD

## SW16 / FREEHOLD

**THIS IMPRESSIVE DETACHED FAMILY RESIDENCE PROVIDES EXPANSIVE LIVING AND ENTERTAINING AREAS ACROSS THREE LEVELS, SHOWCASING GRAND PROPORTIONS AND PRESERVING NUMEROUS ORIGINAL FEATURES SUCH AS HIGH CEILINGS, ORIGINAL FIREPLACES, AND A WONDERFUL 100 FT PLUS GARDEN THAT IS COMPLETE WITH A SELF-CONTAINED SUMMER HOUSE.**

Upon entering, a generously-sized reception room is to the right of the hallway. This room boasts a large bay window, high ceilings and picture rails, and a feature fireplace. There is also a room to the left which is currently arranged as a large study.

An expansive, open-plan kitchen/reception room is set at the rear of the ground floor, boasting gorgeous bespoke cabinetry, an excellent range of modern Shaker-style wall and base units, a range oven and a large island. Floor-to-ceiling bi-fold doors seamlessly extend the living area to the landscaped garden creating a perfect space for family living and entertaining as well as al fresco dining. Additionally, the garden features an approximately 441 sq ft self-contained summer house that is great for accommodating guests, as it would be as a gym or studio. The ground floor is completed with a cloakroom, walk-in pantry, separate utility room, a boiler room, and ample storage throughout.

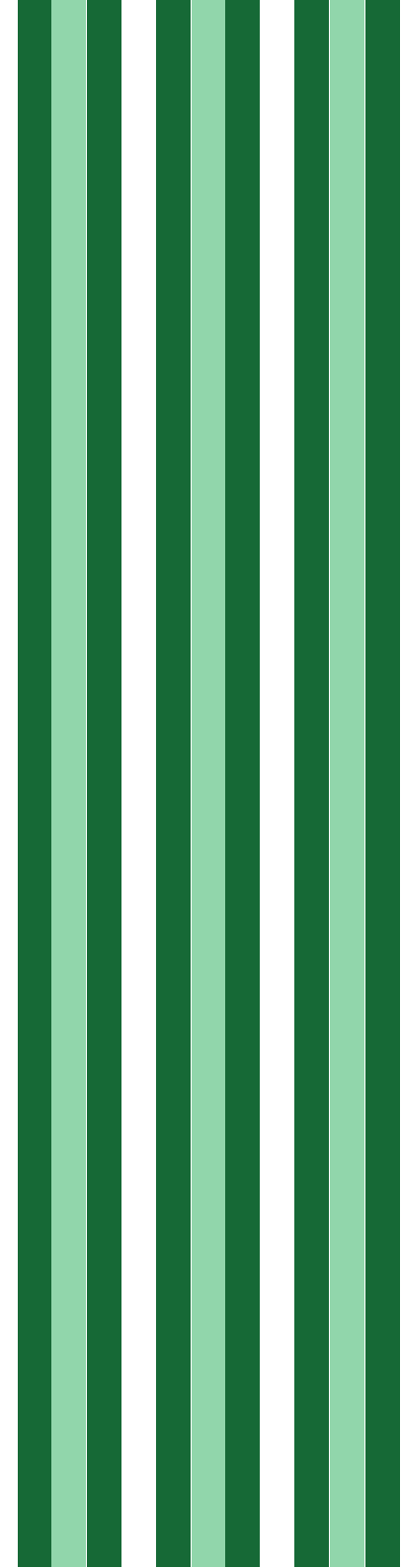




**OPEN-PLAN KITCHEN BREAKFAST ROOM  
| TWO RECEPTION ROOMS | PRINCIPAL  
SUITE | FOUR FURTHER BEDROOMS |  
TWO EN SUITE SHOWER ROOMS**

**| FAMILY BATHROOM | UTILITY ROOM  
SELF-CONTAINED SUMMER HOUSE |  
80 FT WEST-FACING GARDEN |  
DETACHED | OFF-STREET PARKING |  
SIDE ACCESS**





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The principal suite on the first floor comprises of a dressing room that leads to a luxurious en suite with twin wash basins and a beautiful freestanding bath. The bedroom overlooks the back garden. Two additional double bedrooms and a family bathroom complete this level. The second floor boasts two large double bedrooms, each with built-in storage and en suites, along with access to the expansive eaves storage space.

Woodfield Avenue is a pretty, tree-lined street in a quiet residential area with the end of the road leading directly on to the green open spaces of Tooting Bec Common. Balham Tube/Overground is close by, as is Streatham Hill mainline station (providing direct access to London Victoria via Clapham Junction) and the area is well served by many excellent schools and nurseries.

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



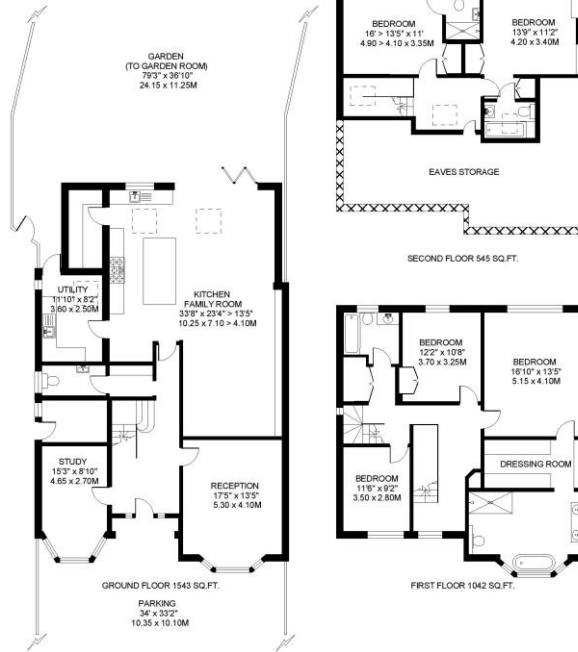


WOODFIELD AVENUE  
LONDON SW16

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
= 3130 SQ. FT. / 290.9 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
KITCHEN = 884 SQ. FT. / 82.1 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
4014 SQ. FT. / 373.0 SQ.M.



DISCLAIMER  
FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.Ramptonbaseley.co.uk  
This plan is preliminary in nature, but not to be taken as a guarantee. 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 affected area is 5'10" high, and the measurements are taken at that 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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