



 RAMPTON  
BASELEY

ASQUITH VILLAS, SW18 / FREEHOLD



## SW18 / FREEHOLD

**ARGUABLY ONE OF THE MOST COVETED ADDRESSES IN SOUTH-WEST LONDON, ASQUITH VILLAS, SPENCER PARK IS A DEVELOPMENT OF FOUR MODERN HOUSES, BUILT IN THE REGENCY STYLE IN 2014. THE DEVELOPMENT WON THE EVENING STANDARD'S BEST NEW HOMES AWARDS 2015 FOR BEST FAMILY HOME OVER £1,500,000.**

This stunning house benefits from a classic and timeless facade combined with a modern interior that offers all the comfort that one can expect in a modern, contemporary house. The property is accessed via a secure pedestrian gate and electric drive-through gates. The parking area to the front of the property boasts three secure parking spaces and an EV charging point, as well as bin and bike storage. The house is semi-detached with a side passage for access to the garden.

The current owners recently undertook a comprehensive refurbishment of the interior, supported by Howark Design. The house was subsequently featured in House & Garden for the beautiful curation.

Upon entry you are welcomed into an open hallway which leads to a ground floor study, cloakroom and staircase. Crittall-style doors lead through to the bespoke kitchen. This room has been carefully designed into three distinct zones, with the kitchen offering hand-built English-style units, with a combination of Miele and Gaggenau appliances. There is a dining area which can easily seat fourteen boasting a built-in banquette. A glazed panel separates the dining space from a comfortable and relaxed family sitting area.



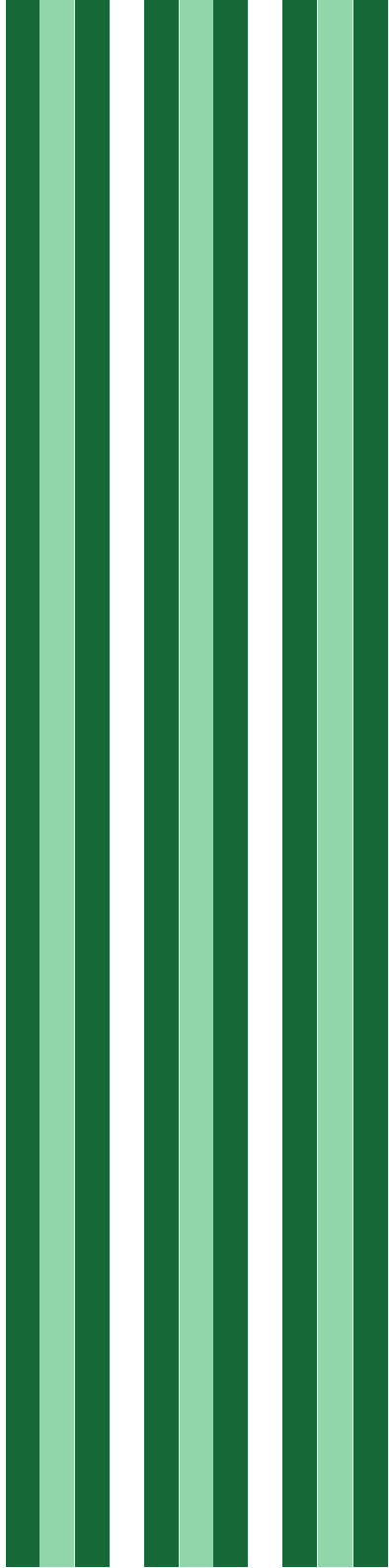


**ACCESS TO SPENCER PARK (3.8 ACRE  
PRIVATE PARK) | GATED OFF-STREET  
PARKING**

**PRIVATE TENNIS COURT & PLAYGROUND  
| LARGE GARDEN & TERRACES | GAMES  
ROOM | SIX BEDROOMS**









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To the rear of the kitchen/family room there are three sliding glazed panels that open to an impressive, landscaped garden measuring in excess of 60 ft in length. Surely one of the biggest draws to this incredible house will be the gate situated to the rear of the garden which opens to Spencer Park. Through the gate, you will find approximately four acres of wonderfully maintained parkland, a tennis court, private playground and rose garden. This magical oasis can only be accessed via the 32 houses that surround the park.

Back inside, the lower ground floor boasts a huge games room measuring in excess of 40 ft in length. There is also a spacious double bedroom with a dressing room and en suite shower room. In addition, on the same level, there is a utility room, plant room, storage and a separate WC.

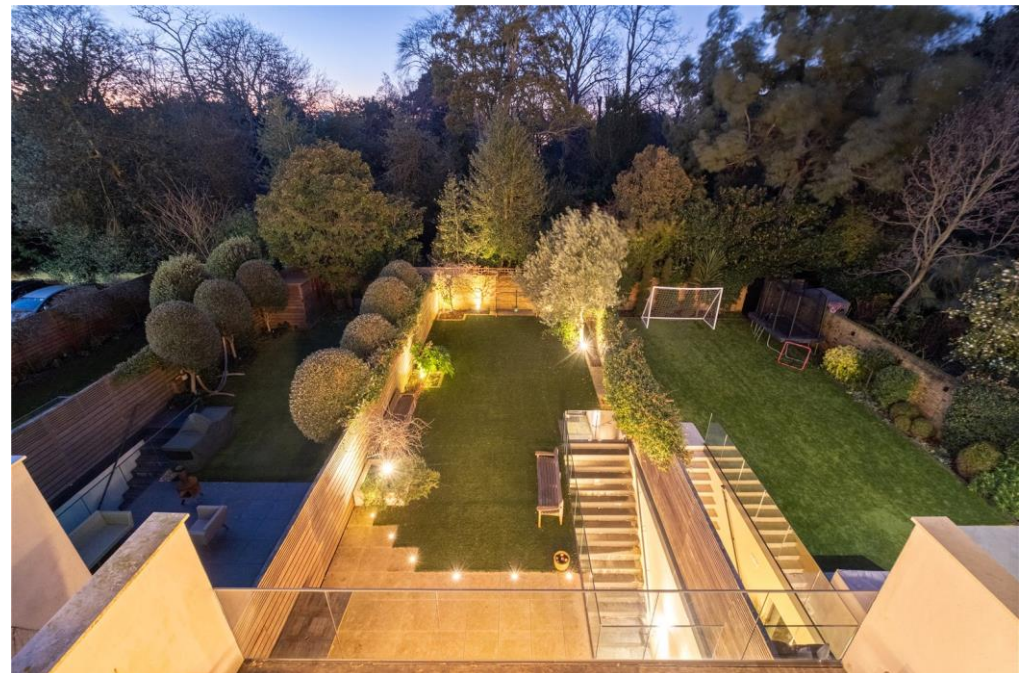
Another impressive feature is the stunning first floor drawing room which opens onto a terrace that offers fantastic views of the garden, park and beyond.

A great deal of attention has gone into the joinery throughout the property, the quality is exceptional. This is particularly evident in the principal suite as you walk through the beautiful dressing room and luxurious en suite bathroom.

In total there are five bedrooms on the upper floors plus the one previously mentioned on the lower ground floor. There is a shower room on the first floor and a family bathroom and shower room on the third floor.

Spencer Park is situated within easy walking distance of Clapham Junction Station, as well as the local amenities of Northcote Road and Bellevue Road. The open spaces of Wandsworth Common are quite literally at the end of the street.

Council Tax Band: H | EPC: B | Tenure: Freehold



ASQUITH VILLAS  
SPENCER PARK  
LONDON SW18

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
4595 SQ.FT / 426.8 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 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.



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**RAMPTON BASELEY OFFICES**

NORTHCOTE ROAD SW11 | 020 7228 5111  
BELLEVUE ROAD SW17 | 020 3846 0999  
BALHAM HIGH ROAD SW17 | 020 8767 7079  
GARRATT LANE SW18 | 020 8879 6205



[www.ramptonbaseley.com](http://www.ramptonbaseley.com)