



 **RAMPTON
BASELEY**

SUGDEN ROAD, SW11 / FREEHOLD

SW11 / FREEHOLD

SITUATED ON THIS POPULAR ROAD IN THE RESIDENTIAL AREA KNOWN LOCALLY AS NORTHSIDE, THIS FANTASTIC DOUBLE-FRONTED, FIVE-BEDROOM HOUSE IS ARRANGED OVER THREE FLOORS, WITH EXTENSIONS ON THE GROUND FLOOR INTO THE SIDE RETURN AND ON THE TOP FLOOR INTO THE LOFT. THE PROPERTY IS IN EXCELLENT DECORATIVE ORDER AND THE HOUSE HAS A GREAT SENSE OF LIGHT AND SPACE THROUGHOUT.

To the front of the ground floor there are two double reception rooms, the formal living area benefits from a bay window, feature fireplace and built-in cabinetry. The second reception area is currently used as a family room and also benefits from a large bay window, built-in shelving and cabinetry and a lovely window seat. The room leads through to a superb kitchen/dining room, also accessed through glazed doors from the back of the formal, double reception room. The kitchen itself benefits from a range of contemporary white gloss wall and base units, integrated appliances and composite stone worksurfaces. There is ample space for a dining table and comfortable seating and the pretty patio garden is accessed via Crittall-style bi-fold doors.

The cellar provides a useful space for a laundry room and extra storage.

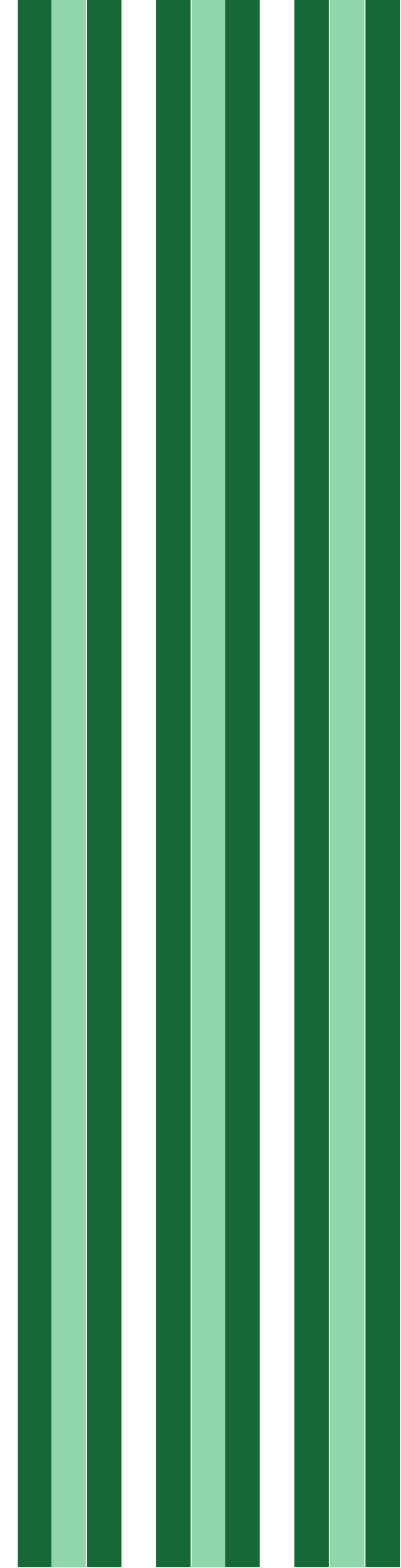




DOUBLE RECEPTION ROOM | FAMILY
ROOM | KITCHEN BREAKFAST ROOM |
UTILITY ROOM | FIVE DOUBLE
BEDROOMS

| EN SUITE BATHROOM WITH BESPOKE
DRESSING ROOM |
DOUBLE-FRONTED | PATIO GARDEN |
CELLAR |





SW11 / FREEHOLD

The principal bedroom can be found on the top floor and benefits from a fully fitted, bespoke dressing room and luxurious en suite bathroom.

Four double bedrooms, a family bathroom and a shower room are arranged over the spacious first floor.

Sugden Road is a sought-after residential street running from Clapham Common Northside to Lavender Hill. Transport can be found at either Clapham Common Tube or Clapham Junction Overland. There is a fantastic choice of shops, bars and restaurants nearby in Clapham Old Town, Lavender Hill or on Northcote Road. In addition, the wide-open spaces of Clapham Common are literally at the end of the street.

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

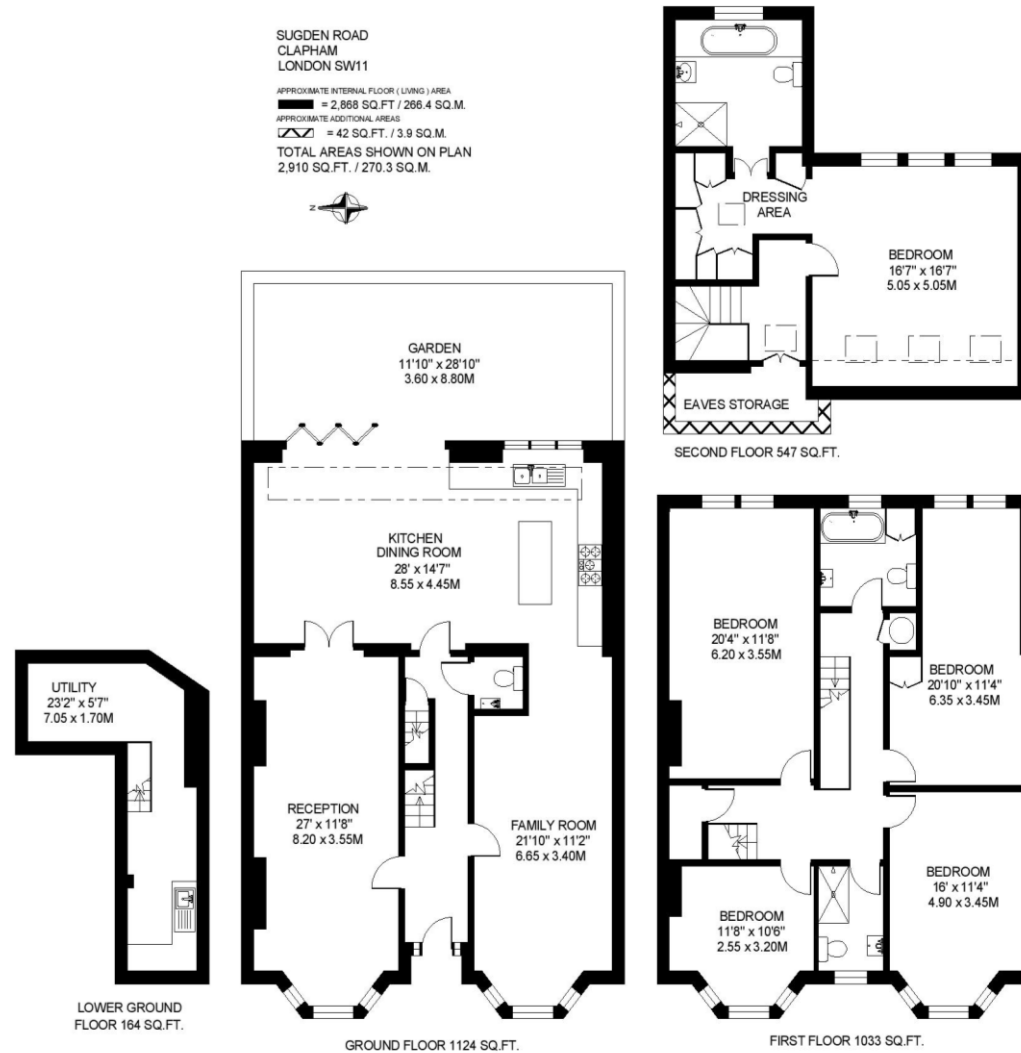


SUGDEN ROAD
CLAPHAM
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 2,868 SQ.FT. / 266.4 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 42 SQ.FT. / 3.9 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 2,910 SQ.FT. / 270.3 SQ.M.



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 10, CROWNWOOD, LONDON SE18 3JL
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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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