



**RAMPTON
BASELEY**

DENTS ROAD, SW11 / FREEHOLD

SW11 / FREEHOLD

THIS IMPRESSIVE SEMI-DETACHED RESIDENCE OCCUPIES A PRIME POSITION ON A HIGHLY DESIRABLE RESIDENTIAL STREET NEAR WANDSWORTH COMMON. SPANNING OVER 2,500 SQ FT, THIS REMARKABLE PROPERTY BOASTS ACCOMMODATION SPREAD ACROSS THREE FLOORS, RETAINING MANY ORIGINAL FEATURES AND OFFERING AN ABUNDANCE OF LIGHT AND SPACE, PERFECT FOR BOTH FAMILY LIVING AND ENTERTAINING.

Upon entering through the elegant hallway, you're greeted by a stunning double reception room at the front, adorned with a large floor-to-ceiling bay window, lofty ceilings, twin cast-iron feature fireplaces, bespoke built-in cabinets, and solid wood flooring. Towards the rear lies a generous family room, predominantly constructed of glass, seamlessly connecting to a landscaped patio garden. The family room is illuminated by a vaulted glass roof, flooding the space with natural light. Completing this level is a convenient downstairs WC.

The galley-style kitchen, accessible from both the hallway and family room, features stone-effect tiled flooring, ample wooden base and wall units for storage, and an impressive eight-ring gas hob range cooker. Additionally, there's space for a separate breakfast bar or table.

Downstairs, the basement offers an excellent space for a utility room and wine cellar.

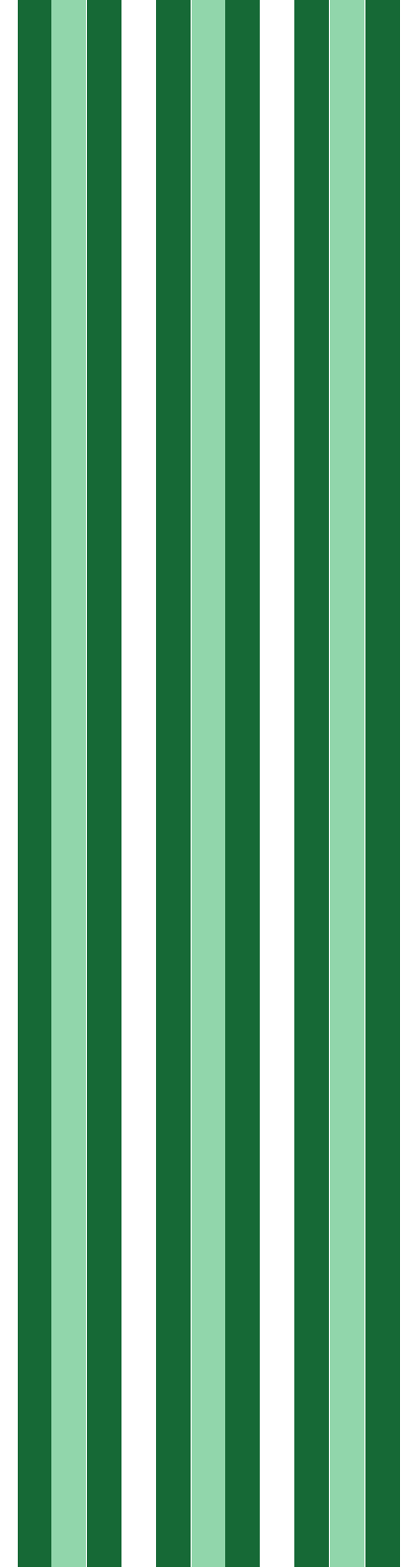




PERIOD PROPERTY | SEMI-DETACHED |
FIVE BEDROOMS | DOUBLE RECEPTION
ROOM | CONSERVATORY

DOWNSTAIRS WC | UTILITY ROOM /
WINE CELLAR | EN SUITE BATHROOM |
GARDEN





SW11 / FREEHOLD

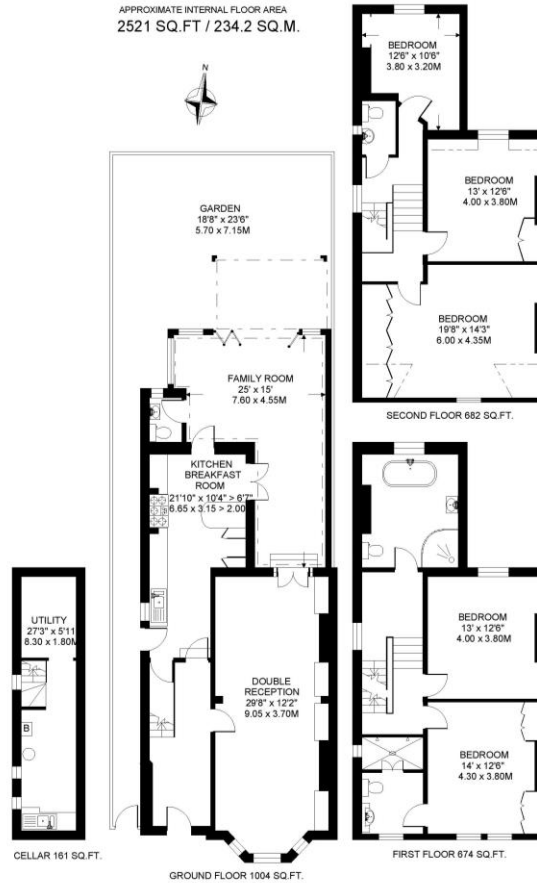
Ascending to the first floor, the principal suite is situated towards the front, boasting ample fitted cupboards and an ensuite with a spacious walk-in double shower. Also on this level is a double bedroom and a large family bathroom with a separate shower. The top floor of the house hosts three further double bedrooms and a WC.

Dents Road runs east off Bolingbroke Grove between the commons. The amenities of Northcote Road are within a short walk and the open spaces of Wandsworth Common Overland is approximately a ten-minute walk, with regular trains into London Victoria via Clapham Junction. There are numerous good state and private schools nearby (subject to catchment each year).

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



DENTS ROAD
BATTERSEA
LONDON SW11
APPROXIMATE INTERNAL FLOOR AREA
2521 SQ.FT / 234.2 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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