



 RAMPTON  
BASELEY

BELLEVILLE ROAD, SW11 / FREEHOLD

## SW11 / FREEHOLD

**SITUATED ON A SOUGHT-AFTER RESIDENTIAL STREET BETWEEN THE COMMONS, THIS APPEALING SEMI-DETACHED VICTORIAN RESIDENCE BOASTS FOUR BEDROOMS, A SOUTH-FACING GARDEN, AND SIDE ACCESS. SPREAD ACROSS THREE FLOORS, THE HOUSE EXUDES CHARM AND OFFERS AN IMPRESSIVE SENSE OF LIGHT AND SPACE.**

At the front of the property, off the hallway, is this exceptionally bright double reception room featuring high ceilings, a front-facing bay window, wooden flooring, and twin feature fireplaces- one currently repurposed for wine storage. The reception area seamlessly transitions into the kitchen breakfast room, which is bathed in natural light from its southerly aspect and large skylights. The kitchen is well-equipped with wall and base units, integrated appliances, and a spacious American-style fridge freezer. With a generous island and ample dining space, the room opens onto a well-maintained south-facing garden through wooden bi-fold doors. There is also a downstairs WC located off the hallway.

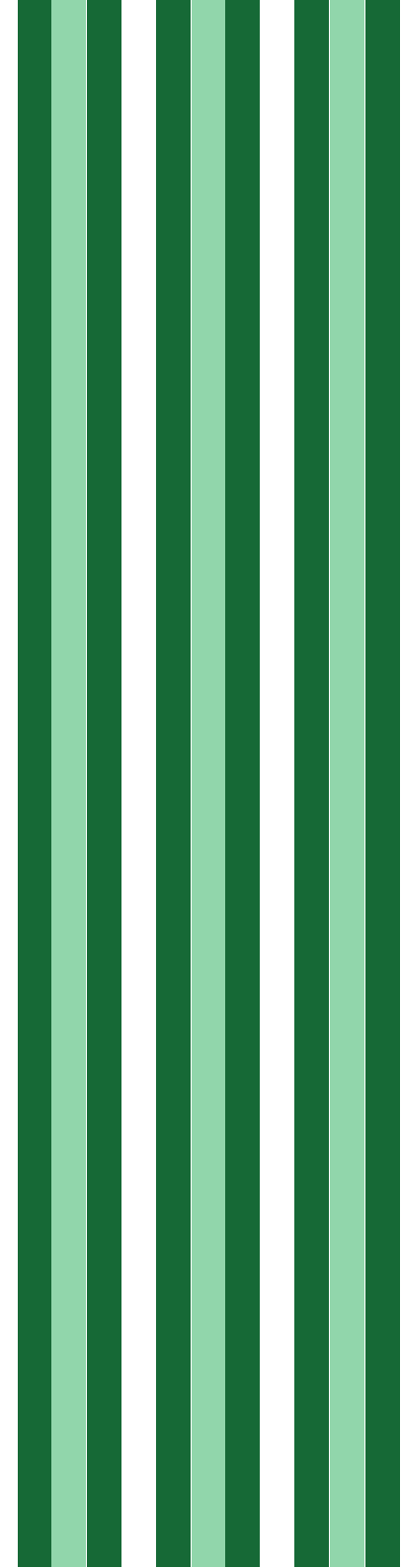




**FOUR DOUBLE BEDROOMS | SOUTH-FACING GARDEN | SEMI-DETACHED | DOWNTAIRS WC**

**EN SUITE BATHROOM | SIDE ACCESS | PRIME RESIDENTIAL STREET**





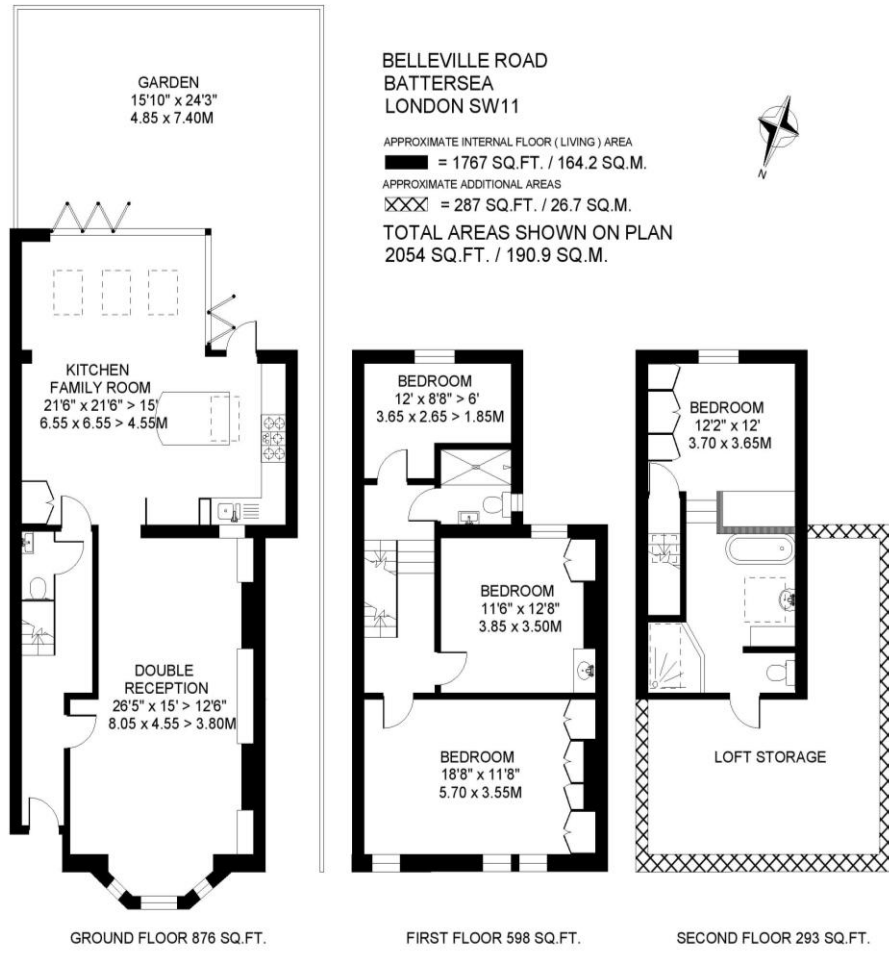
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On the first floor, the principal double bedroom at the front of the house, boasting high ceilings and built-in wardrobes. Two additional double bedrooms and a family bathroom complete this level. The second floor offers another double bedroom with a good-sized open-plan en suite bathroom and a separate walk-in shower. Extra storage can also be found in the eaves.

This charming property is ideally positioned on Belleville Road between Webb's Road and Northcote Road. The open spaces of Wandsworth Common are at the end of the road and the amenities of Northcote Road are on the doorstep. Transport can be found at Clapham Junction which is approximately 900m. Belleville Road is also well-placed for a number of state and private schools, subject to catchment each year.

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





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 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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