



**RAMPTON
BASELEY**

MALLINSON ROAD, SW11 / FREEHOLD

SW11 / FREEHOLD

THIS IMPRESSIVE FIVE-BEDROOM VICTORIAN FAMILY HOUSE IS WELL LOCATED ON A HIGHLY DESIRABLE RESIDENTIAL STREET BETWEEN THE COMMONS. ARRANGED OVER FOUR FLOORS AND MEASURING APPROXIMATELY 1,950 SQ FT THE HOUSE IS WELL PRESENTED THROUGHOUT WITH A LOVELY FEELING OF LIGHT AND SPACE.

Opening to an entrance hall, an expansive double reception room leads off to the right and boasts a large bay window which floods the room with light, high ceilings with decorative cornices, beautiful wooden flooring, and twin period fireplaces.

The reception room opens through to the modern kitchen breakfast room. The kitchen is well-equipped with ample wall and base units, integrated appliances, and sufficient room for a dining room table, making it an ideal setting for family living and social gatherings. Skylights fill the space with natural light, while double doors lead to a meticulously landscaped garden featuring raised flower beds and outdoor seating areas, perfect for al fresco dining and entertaining.

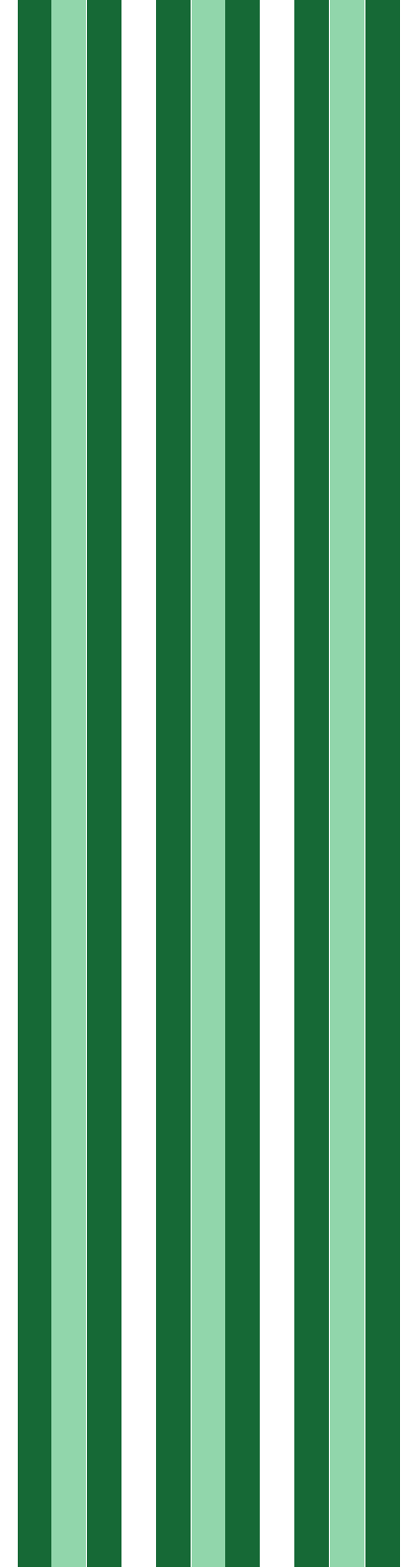




**DOUBLE RECEPTION | LANDSCAPED
GARDEN | CELLAR | PERIOD FIREPLACES**

**FIVE BEDROOMS | FAMILY BATHROOM |
TWO EN-SUITES**





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Three good-sized bedrooms and a family bathroom are arranged over the first floor, two of which benefit from built-in storage and the larger room boasting an ensuite shower room.

The principal bedroom is situated on the second floor of the property and benefits from built-in wardrobes, eaves storage and a beautiful en suite bathroom. A further double bedroom can also be found at the rear of the property.

The property benefits from a cellar which is ideal for further storage.

This beautiful property is situated on Mallinson Road between Northcote Road and Webb's Road. The open spaces of Wandsworth Common and Clapham Common are either end of the street and the amenities of Northcote Road on the doorstep. There are a number of good state and private schools nearby, subject to catchment each year.

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

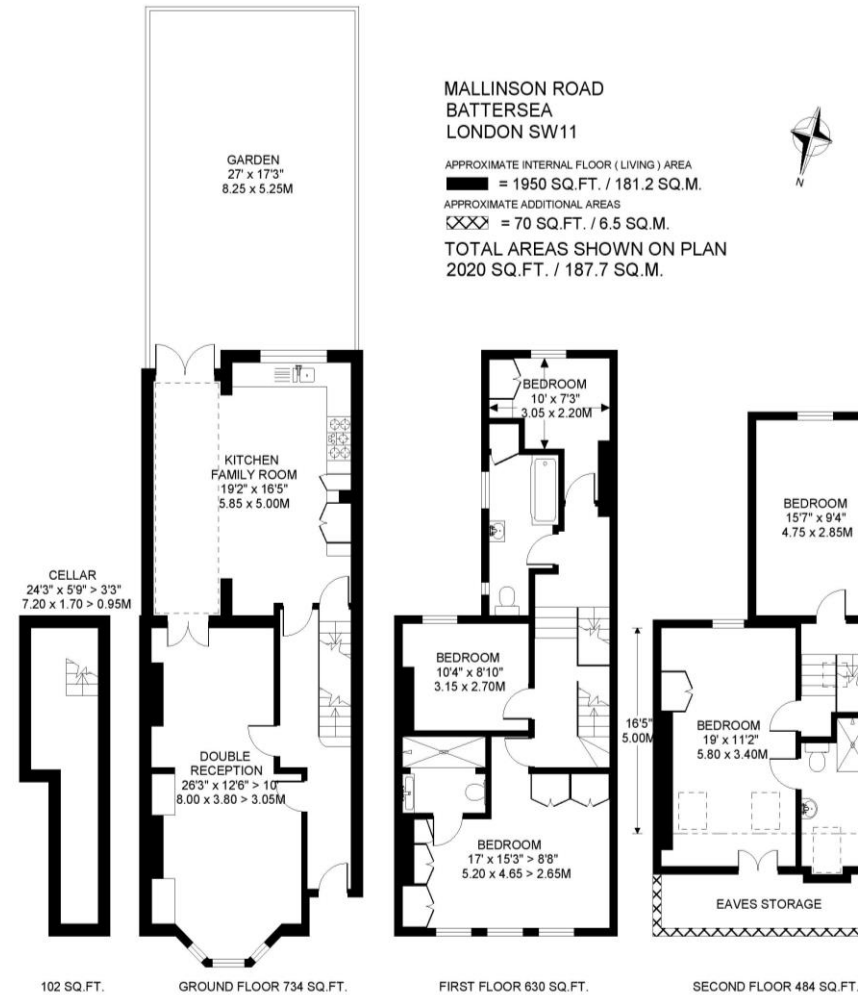


MALLINSON ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1950 SQ.FT. / 181.2 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 70 SQ.FT. / 6.5 SQ.M.

TOTAL AREAS SHOWN ON PLAN
2020 SQ.FT. / 187.7 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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