



 RAMPTON
BASELEY

BALHAM PARK ROAD, SW12 / FREEHOLD

SW12 / FREEHOLD

A TRULY SPECTACULAR FAMILY HOME OFFERING OVER 4,100 SQ FT OF BEAUTIFULLY PRESENTED ACCOMMODATION TOGETHER WITH A 92' REAR GARDEN.

Architecturally impressive, the property was a finalist under the "Best Redesign" category at the Grand Design Awards in 2010 and features outstanding living space, a wonderful layout, off-street parking and a superb garden blending original Victorian features with cutting edge contemporary design.

Incredibly light and airy throughout, accommodation comprises, on the ground floor, two large, interconnected reception rooms with matching fireplaces, ornate cornicing and bespoke alcove units. Lit from above by a large roof light, the kitchen sits at a lower level and features smart, contemporary units with integrated Miele appliances including a double height fridge, larder and freezer, dishwasher, ovens and an induction hob recessed in to a silestone work surface. There is ample room to sit, eat and entertain in comfort and full height, glazed sliding doors open on to the garden.

The basement features a stunning 44' family room, invaluable for families with older children together with a study, and an en-suite double bedroom to the front of the house with separate street access, ideal for a live-in nanny.

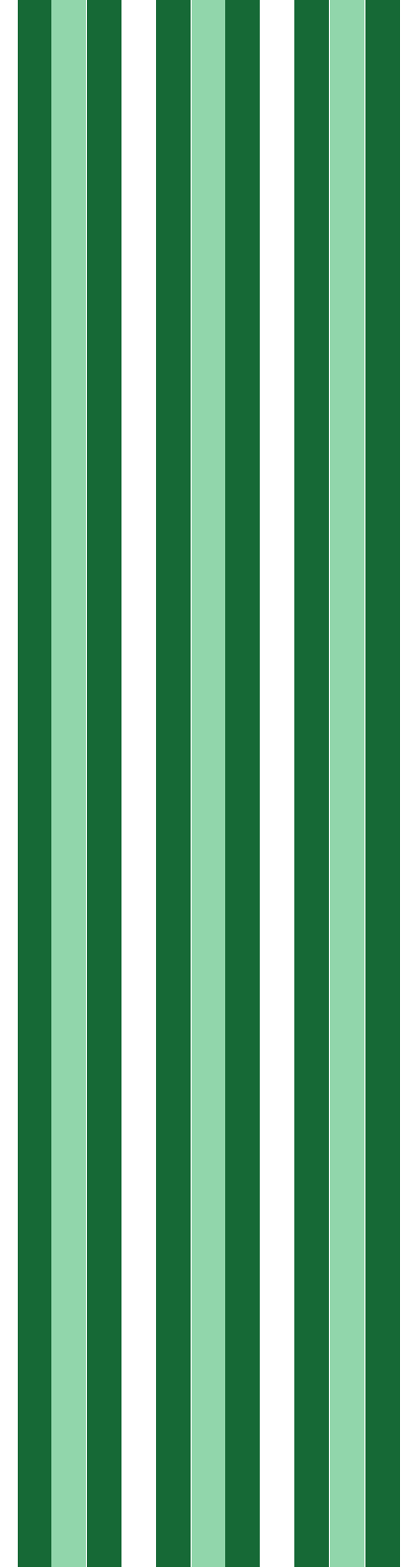




SIX BEDROOMS | DRESSING ROOM |
FIVE BATHROOMS | OPEN PLAN
KITCHEN

DINING ROOM | RECEPTION ROOM |
FAMILY ROOM | STUDY | GARDEN |
ROOF TERRACE | OFF STREET PARKING





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Five bedrooms are arranged over the two upper floors, including three generous double bedrooms on the first floor, two of which are en-suite together with a smaller fourth bedroom with a family bathroom adjacent on the half level above.

Of particular note is the sumptuous over-sized "penthouse" principal bedroom suite with Bose surround sound, air conditioning and Lutron lighting. The mezzanine bedroom has access via sliding doors to a roof terrace with a wonderful London rooftop view. There is a lower vaulted double-height dressing room/sitting room with an adjoining bathroom with a free-standing double ended bath, double showers, two basins and a floating vanity unit.

The utility room can also be found on the first floor.

The 92' rear garden can be accessed from both the kitchen and from the family room in the basement. Mainly laid to lawn, there is also a large decked terrace, ideal for summer entertaining.

Balham Park Road is a popular and attractive residential street ideally located for the shops, cafes and restaurants on Bellevue Road and only a short distance from Northcote Road and the green open spaces of Wandsworth Common. Transport links can be found at Wandsworth Common station which provides access to central London via Victoria and Waterloo. Balham Underground station is also easily accessible and provides access to the City and Canary Wharf via London Bridge and Bank. The local area has an excellent selection of both state and private schools subject to entrance and catchment each year.

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





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 All measurements 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 dashed 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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