



 RAMPTON  
BASELEY

BUCKMASTER ROAD, SW11 / FREEHOLD

## SW11 / FREEHOLD

**SITUATED ON A DESIRABLE RESIDENTIAL ROAD BETWEEN THE COMMONS, THIS EXCEPTIONALLY CHARMING THREE-BEDROOM VICTORIAN FAMILY HOME SEAMLESSLY BLENDS PERIOD ELEGANCE WITH MODERN FUNCTIONALITY. THE PROPERTY IS FURTHER ENHANCED BY ITS PROXIMITY TO THE GREEN EXPANSE OF ST. MARY'S CEMETERY & WANDSWORTH COMMON. SPANNING APPROXIMATELY 1,576 SQ FT ACROSS THREE FLOORS, THE HOUSE BOASTS IMPRESSIVE PROPORTIONS IN ALL OF THE PRINCIPAL ROOMS, CHARACTERISED BY HIGH CEILINGS AND AN ABUNDANCE OF NATURAL LIGHT.**

The stunning double reception rooms boasts feature fireplaces, custom-built cabinetry, and wooden flooring. Illuminated by a large bay window, the rooms are bathed in natural light. Flowing seamlessly from the reception area, the kitchen breakfast room offers ample space for a dining table, making it ideal for both everyday living and entertaining. The kitchen itself has been beautifully finished with sleek grey wooden wall/base units, fully integrated appliances, and luxurious marble countertops. Double doors open to reveal a delightful patio garden, ideal for alfresco dining.

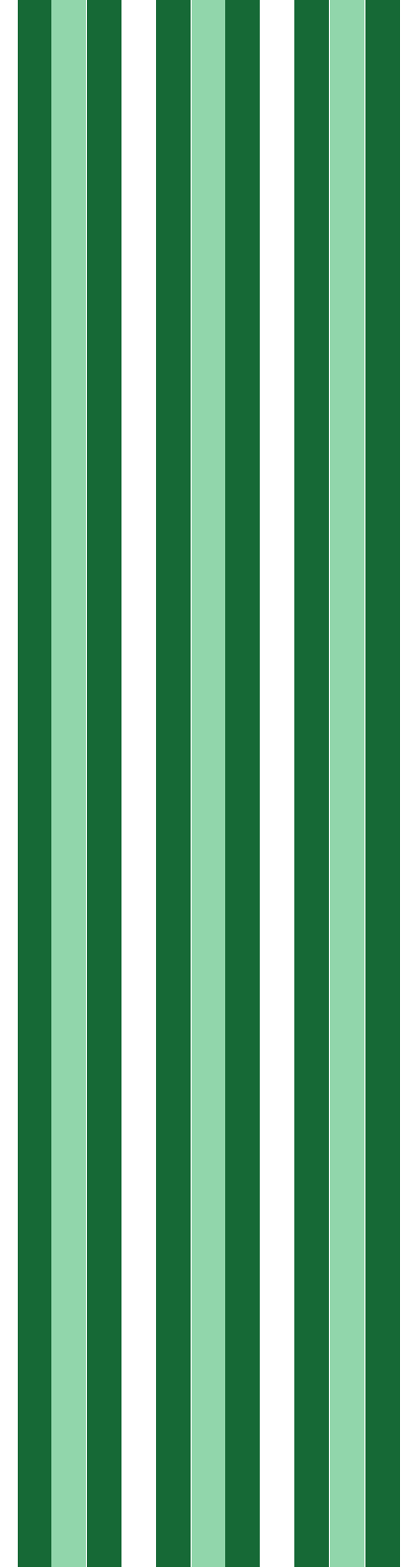




**THREE BEDROOMS | DOUBLE RECEPTION  
ROOM | LARGE FAMILY BATHROOM**

**SOUGHT AFTER LOCATION | PATIO  
GARDEN | VICTORIAN FAMILY HOME**





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On the first floor, the principal bedroom boasts generous built-in wardrobe space and a large bay window. A second double bedroom and a spacious family bathroom with a separate WC are also found on this level. Ascending to the upper floor, a further double bedroom with built-in storage completes the accommodation.

This beautiful family house is situated on Buckmaster Road and is well located for a number of good local state and private schools (subject to catchment each year). The amenities of Northcote Road are just minutes away and great transport links can be found at Clapham Junction which is also within easy walking distance.

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





Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

**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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