



 RAMPTON  
BASELEY

MUNCASTER ROAD / SW11

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**A WELL PRESENTED, LIGHT AND SPACIOUS FOUR BEDROOM FAMILY HOME EXTENDING TO 2,100 SQ FT. OFFERING EXCEPTIONAL LIVING AND ENTERTAINING SPACE.**

The house is wider than average and comprises a double reception room with wooden floors, kitchen/dining area plus a conservatory leading out to a good-sized patio garden.

There are two double bedrooms both with fitted wardrobes, a single bedroom/study and a family bathroom on the first floor.

The principal bedroom is on the second floor and benefits from generous storage and a smart bathroom with separate shower.

Available on an unfurnished basis.

This property is on the section of Muncaster Road between Clapham Common West Side and Wakehurst Road. The amenities of Northcote Road are approximately a 5-10 minute walk and transport can be found at Clapham Junction overland or Clapham South tube.

EPC: E | Tax Band: G



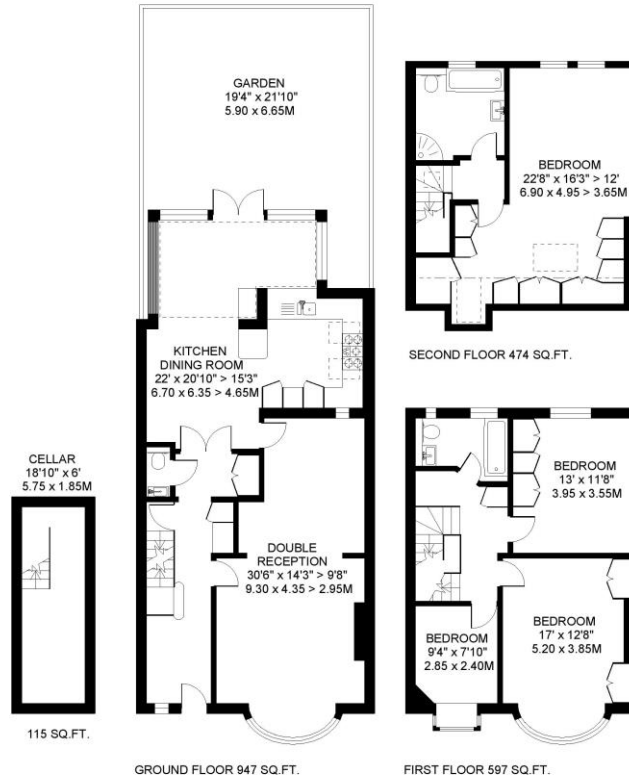
**DOUBLE RECEPTION ROOM |  
KITCHEN/DINING ROOM |  
CONSERVATORY AREA | GARDEN |  
CLOAKROOM | CELLAR | FOUR  
DOUBLE BEDROOMS | TWO  
BATHROOMS | UTILITY AREA |  
UNFURNISHED**



MUNCASTER ROAD  
BATTERSEA  
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
2133 SQ.FT / 198.2 SQ.M.



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This plan is proportionately 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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