



**RAMPTON
BASELEY**

NORTH SIDE WANDSWORTH COMMON / SW18

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THIS IMPRESSIVE FAMILY HOUSE IS POSITIONED IN A HIGHLY SOUGHT-AFTER LOCATION JUST A STONE'S THROW FROM WANDSWORTH COMMON. THE HOUSE OFFERS APPROXIMATELY 7,300 SQ FT OF LIVING SPACE WITH GREAT PROPORTIONS IN ALL PRINCIPAL ROOMS, LARGE ENTERTAINING SPACES AND A TREMENDOUS SENSE OF LIGHT THROUGHOUT.

THE HOUSE PROVIDES DIRECT ACCESS TO THE PRIVATE SPENCER PARK AND OFFERS OFF-STREET PARKING FOR AT LEAST FIVE CARS.

On the lower ground floor of the property, you'll find a playroom, wine cellar, a further study, utility room, separate w/c, boiler room, ample storage space, and a private living area ideal for an au pair or nanny.

The ground floor of the property comprises of a double reception room, a spacious kitchen / dining room, a study, and two cloakrooms.

A very large South facing garden can be accessed from the kitchen / dining room and is a great space for alfresco dining and entertaining. This leads directly to the wonderful amenities of Spencer Park which boasts a tennis court and playground.

On the first floor, the master suite boasts a large dressing room and ensuite. There are three further bedrooms, each with built-in storage and ensuite bathrooms.

The second floor offers three more bedrooms, an ensuite bathroom, and a further w/c.

Abundant storage can be found throughout the property.

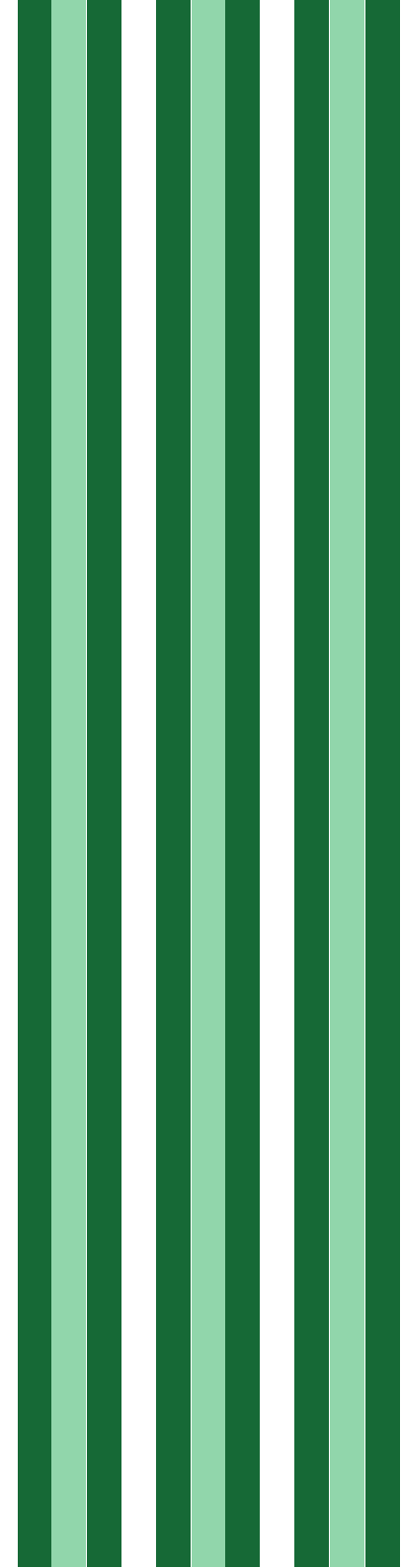




**KITCHEN / DINING ROOM | DOUBLE
RECEPTION ROOM | EIGHT BEDROOMS
| SIX BATHROOMS | FOUR SEPERATE
W/C | TWO STUDY AREAS**

**PLAYROOM | WINE CELLAR | BOILER
ROOM | UTILITY ROOM | ADDITIONAL
STORAGE SPACE | PRIVATE LIVING
SPACE | GARDEN | DIRECT ACCESS TO
SPENCER PARK | OFF-STREET PARKING**





SW18 /

The open spaces of Wandsworth Common are literally around the corner. Transport can be found at Clapham Junction which is only a 5-minute walk. There is an abundance of good shops, bars and restaurants nearby on St John's Hill, Northcote Road and Battersea Rise. There are also a number of very good state and independent schools nearby, subject to catchment each year.



North Side Wandsworth Common
 Approximate Gross Internal Area = 7254 sq ft / 673.9 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 64 sq ft / 6 sq m
 Storage = 118 sq ft / 11 sq m
 Total = 7436 sq ft / 690.9 sq m



Not to scale, 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

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

RAMPTON BASELEY OFFICES

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