



**RAMPTON
BASELEY**

CLAPHAM COMMON WEST SIDE, SW4/**FREEHOLD**

SW4 / FREEHOLD

OFFERING INCREDIBLE VIEWS ACROSS CLAPHAM COMMON, THIS BEAUTIFUL THREE-STOREY HOUSE MEASURES JUST SHY OF 2,300 SQ FT WITH PLENTY OF SCOPE FOR FURTHER DEVELOPMENT. THIS STRIKING PROPERTY BENEFITS FROM THE SIGNATURE DETAIL REDBRICK FAÇADE WHICH IS ASSOCIATED WITH THIS SOUGHT-AFTER ADDRESS. THE PROPERTY OCCUPIES AN END-OF-TERRACE POSITION WHICH GIVES THE HOUSE THE ADDED BENEFIT OF SIDE ACCESS AS WELL AS A GARAGE. IN ADDITION TO THIS, THE EXTRA WIDTH OF PLOT WOULD ALLOW FOR A SIZEABLE GROUND FLOOR EXTENSION, SUBJECT TO THE USUAL CONSENTS.

The front door opens to an attractive entrance hall which in turn leads to a kitchen dining room. The kitchen is located in the rear part of the original 'double reception room' which means that the most important room in the house benefits from the fantastic high ceilings, beautiful large bay window and wonderful views onto the common.

To the rear of the ground floor there is a reception room with dual aspect windows, including two bay windows overlooking the garden, and a feature fireplace. A glazed door opens from this room to a courtyard-style, west-facing garden.

The first floor is currently laid out with an elegant drawing room to the front which benefits from a Victorian fireplace and glazed double doors which open to an ornamental balcony with far-reaching views. Two double bedrooms and a family bathroom can also be found on this level.

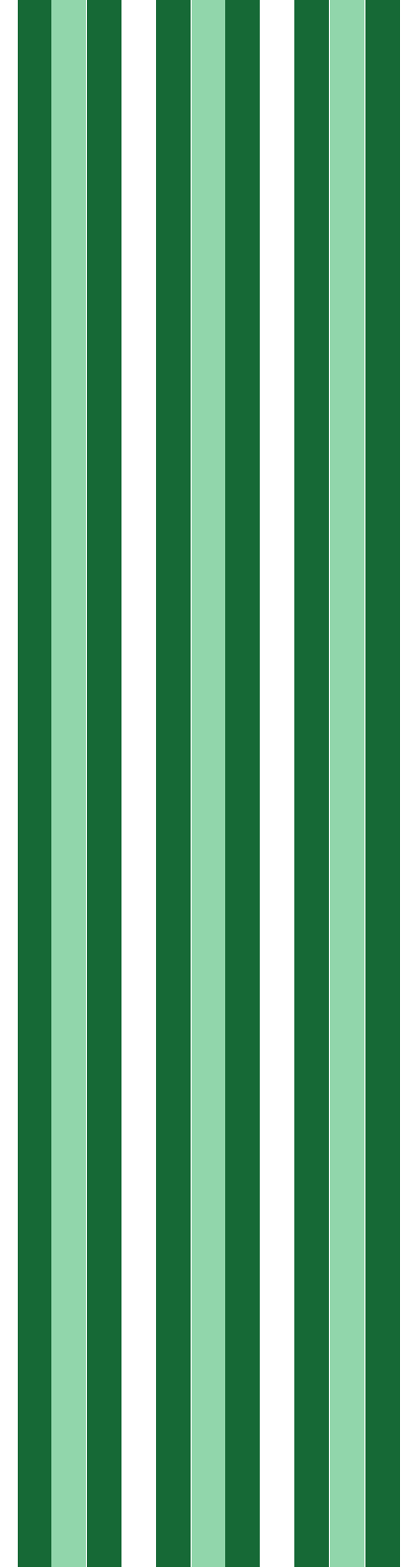




KITCHEN DINING ROOM | TWO
RECEPTION ROOMS | VIEWS OVER
CLAPHAM COMMON | FOUR
BEDROOMS

| TWO BATHROOMS | END-OF-TERRACE
| GARDEN | SIDE ACCESS
| GARAGE





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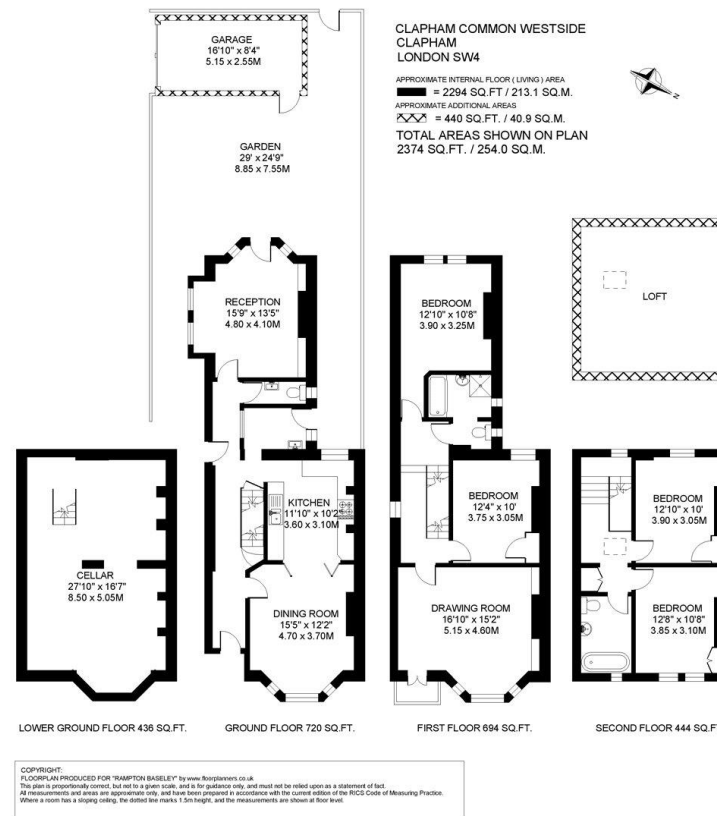
Two more bedrooms and the second bathroom are situated on the second floor, as well as access to a spacious loft with great potential for conversion, subject to the usual consents.

On the lower ground floor there is a cellar which matches the footprint of the ground floor less the rear addition. Again, plenty of scope for conversion subject to the usual consents.

Clapham Common West Side has long been considered one of the most prestigious addresses around the Clapham Common area. The wide-open spaces of the common are literally in front of the house and the tennis courts are just a stone's throw away. The location provides easy access to the amenities of Northcote Road as well as the transport links at Clapham South Underground on the Northern Line and Clapham Junction Overland. There are a number of popular state and independent schools nearby, subject to catchment and entrance each year.

Council Tax Band: H | EPC: E | Tenure: Freehold





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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