



 RAMPTON
BASELEY

PARMA CRESCENT, SW11 / FREEHOLD

SW11 / FREEHOLD

THIS BRIGHT, VICTORIAN HOUSE OFFERING FOUR DOUBLE BEDROOMS AND TWO EN SUITES, IS POSITIONED ON A HIGHLY SOUGHT-AFTER RESIDENTIAL STREET. THE PROPERTY OFFERS APPROXIMATELY 1,758 SQ FT OF LIVING SPACE, SPLIT OVER THREE LEVELS. IT HAS BEEN EXTENDED INTO THE REAR AND LOFT AND IS PRESENTED IN GOOD CONDITION. THERE IS A GREAT SENSE OF LIGHT AND SPACE THROUGHOUT THE HOUSE, MAKING IT IDEAL FOR EVERYDAY FAMILY LIFE AND ENTERTAINING.

Situated to the front of the house on the ground floor is a bright reception room boasting high ceilings and a large bay window, which floods the room with natural light. A feature fireplace is flanked by bespoke shelving and cupboards, and wooden floors run the full length of the room. To the rear of the property is the family snug, which opens onto the bright modern kitchen/breakfast room, also accessed off the hallway. The kitchen has white wooden wall and base units with composite stone worksurfaces, integrated appliances, and a large central island. There is plenty of space for both a seating area and dining table. Bi-fold doors open onto a good-sized garden, which has a great sense of privacy and is perfect for al fresco dining and entertaining.

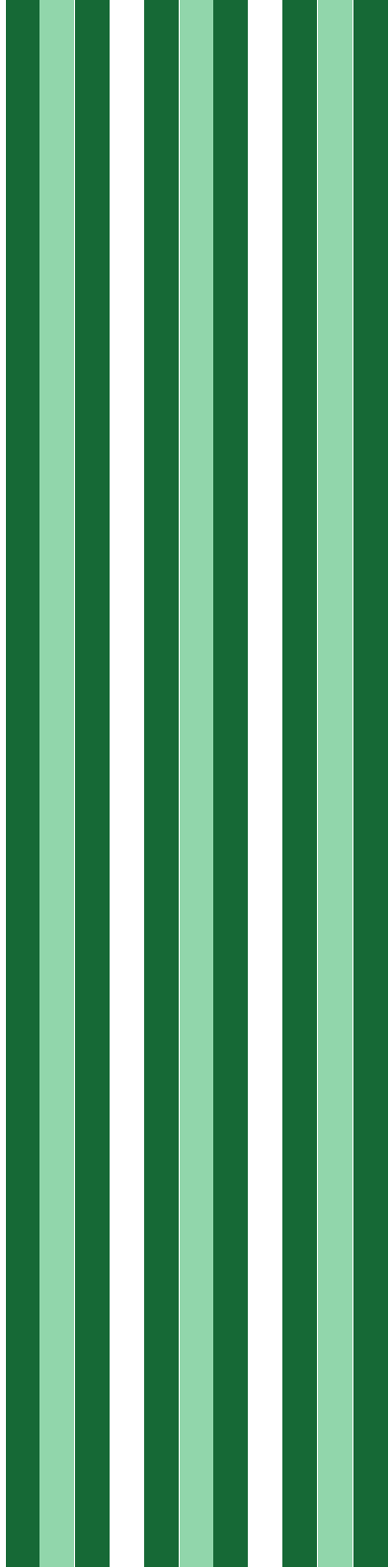




VICTORIAN HOUSE | EXTENDED
KITCHEN/FAMILY ROOM | WEST-
FACING PATIO GARDEN |
CELLAR/UTILITY ROOM

| FOUR DOUBLE BEDROOMS | TWO EN
SUITE SHOWER ROOMS | FAMILY
BATHROOM | LOFT CONVERSION





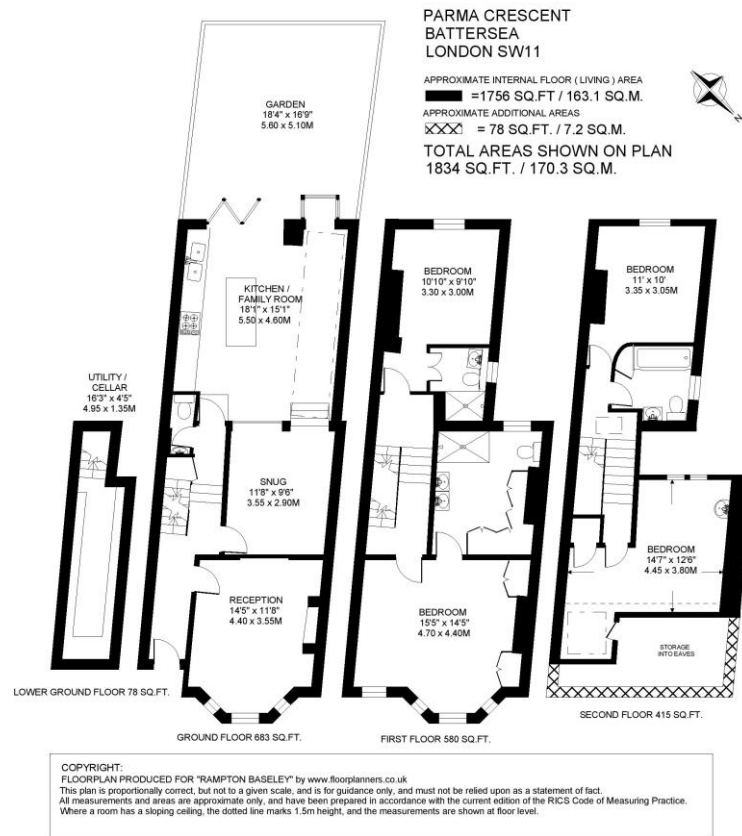
SW11 / FREEHOLD

The first floor of the property comprises of two double bedrooms, with the principal bedroom boasting a beautiful en suite shower room with built-in storage. The second bedroom also offers an en suite shower room. On the second floor of the property are two additional double bedrooms and a family bathroom.

Parma Crescent is a quiet residential street that runs off Eccles Road. The open spaces of Clapham Common are a short walk away, and there is an abundance of shops, bars, restaurants and transport options nearby. There are a number of popular state and private schools within easy reach, subject to catchment and entrance each year.

Council Tax Band: F | 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

RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111
 BELLEVUE ROAD SW17 | 020 3846 0999
 BALHAM HIGH ROAD SW17 | 020 8767 7079
 GARRATT LANE SW18 | 020 8879 6205

www.ramptonbaseley.com

