



 **RAMPTON
BASELEY**

KEILDON ROAD, SW11 / FREEHOLD

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AN IMMACULATELY PRESENTED FIVE-BEDROOM VICTORIAN HOUSE SITUATED ON A SOUGHT-AFTER RESIDENTIAL STREET BETWEEN THE COMMONS. WITH AN EXPANSIVE LIVING SPACE OF APPROXIMATELY 2,057 SQ FT, THE PROPERTY HAS BEEN COMPLETELY REFURBISHED BY THE CURRENT OWNERS TO AN EXTREMELY HIGH STANDARD, MAKING IT IDEAL FOR MODERN DAY LIVING AND ENTERTAINING WITH A REMARKABLE SENSE OF LIGHT AND SPACE.

The entrance hall leads to a spacious reception room on the right, featuring a working fireplace, large bay window, period ceiling mouldings and superb bespoke cabinetry. The family room/snug, seamlessly integrated with the impressive kitchen dining area, provides an ideal space for everyday family living. The well-appointed kitchen boasts a modern Shaker-style range of units, top-tier integrated appliances (including a wine fridge), lyra silestone worksurfaces, and exquisite wooden flooring. Concertina doors open to a pretty garden laid with both a terrace and easi-grass making it ideal for al fresco eating and entertaining in the warmer months.

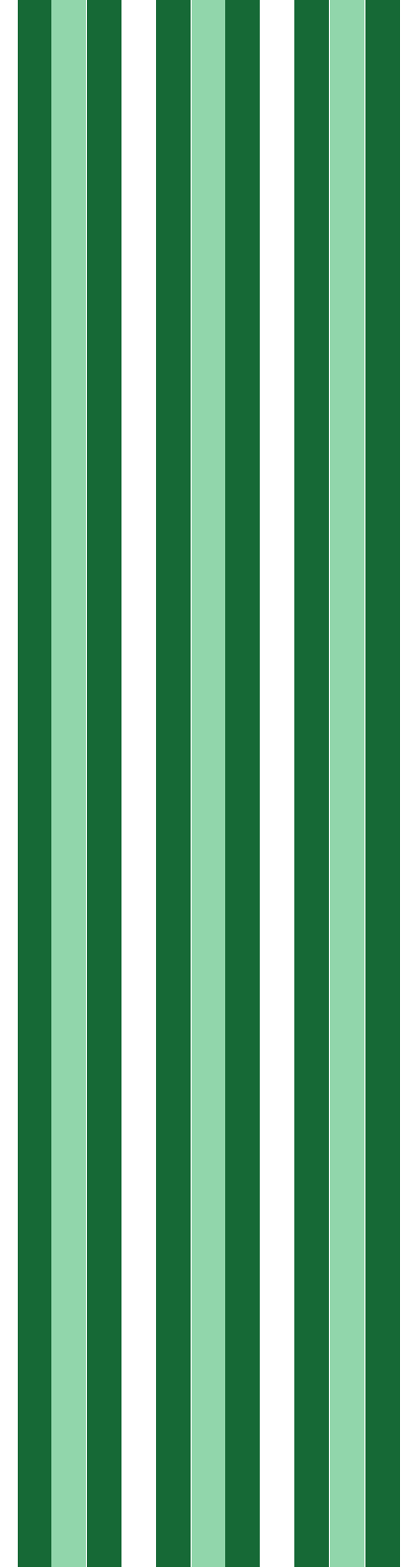




RECEPTION ROOM | KITCHEN FAMILY
ROOM | FIVE DOUBLE BEDROOMS |
TWO FAMILY BATHROOMS | EN SUITE
BATHROOM

DRESSING ROOM | UTILITY ROOM |
DOWNSTAIRS CLOAKROOM | GARDEN
| CELLAR





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The upper levels of the house have been thoughtfully designed. The first floor encompasses two double bedrooms and a family bathroom. The principal suite to the front features a charming bay window, plentiful built-in storage, a walk-through dressing room, and luxurious en suite bathroom with a shower and separate bath.

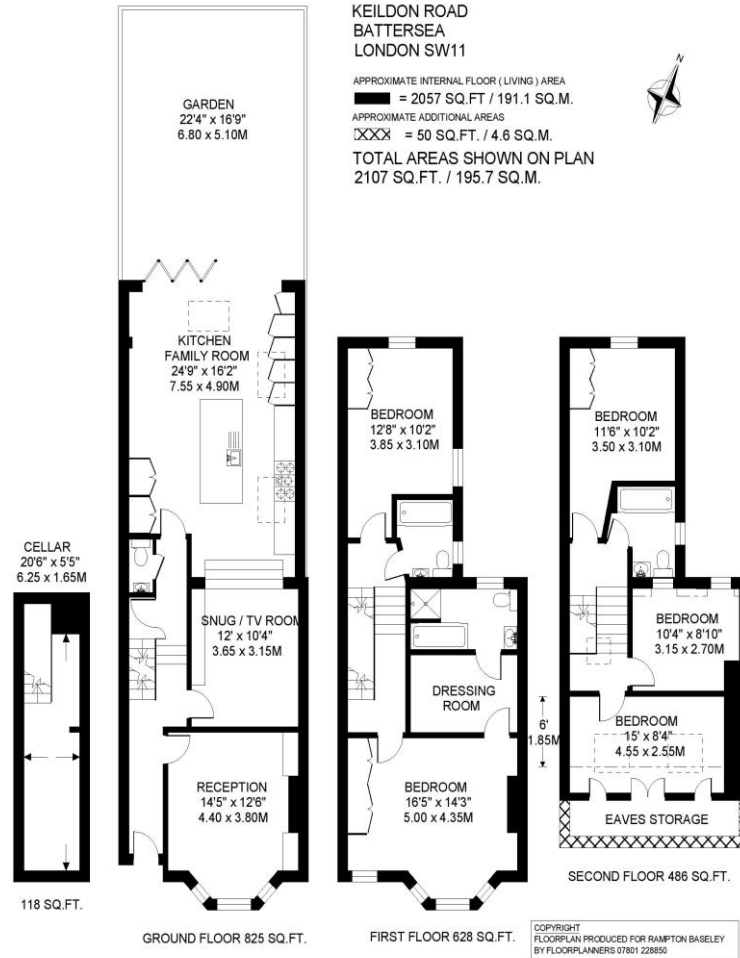
Stairs lead up to the second floor which comprises three additional double bedrooms with fantastic built-in storage and another generously-sized family bathroom. All bathrooms have underfloor heating.

Additional storage space is available in the eaves of the loft conversion and the cellar. The cellar, currently used as a utility room, has the potential for development, subject to the usual consents.

This exceptional house is set 'Between the Commons' and runs between Webb's Road and Leathwaite Road, just moments from the vibrant cafes, bars, shops and restaurants of Northcote Road, Battersea Rise and St John's Road. The house is extremely well located for the transport links at Clapham Junction, approximately five minutes' walk away, and the wide-open spaces of Clapham Common are also very close by. There are also a number of popular state and independent schools within easy reach, subject to catchment and places each year.

Council Tax Band: D | EPC: D | 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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