



 **RAMPTON
BASELEY**

MANCHURIA ROAD, SW11 / FREEHOLD

SW11 / FREEHOLD

THIS STUNNING VICTORIAN FAMILY HOME IS LOCATED ON AN EXTREMELY SOUGHT-AFTER RESIDENTIAL STREET BETWEEN THE COMMONS. PRESENTED IN EXCEPTIONAL CONDITION THROUGHOUT, THE HOUSE HAS BEEN EXTENDED ON THE GROUND FLOOR AND INTO THE BASEMENT AND LOFT SPACE, CREATING A HOME OF APPROXIMATELY 2,577 SQ FT WITH AN IDEAL LAYOUT FOR BOTH ENTERTAINING AND EVERYDAY FAMILY LIVING.

The spacious double reception room is light and airy with painted white wooden flooring and a large square bay window which floods the room with light. High ceilings add to the sense of space and a lovely window seat with bespoke cabinetry beneath adds to the character. The rear of the reception leads into the stunning kitchen family room which has a tremendous feeling of light and space. The kitchen is finished with modern Shaker-style white wall and base units, composite stone worksurfaces and fully integrated appliances. The space has been cleverly designed for family life, allowing enough space for a dining table and also a relaxed seating area. There is direct access through concertina doors to a pretty half-decked garden with an easi grass lawn with raised borders and attractive fencing.

Stairs lead from the hallway down to the fantastic converted basement which comprises a double bedroom – currently used as a home gym - with built-in wardrobes and glazed French doors which open onto the lightwell, a stylish shower room, a utility room with bespoke cabinetry and shelving and a large playroom with built-in cupboards.

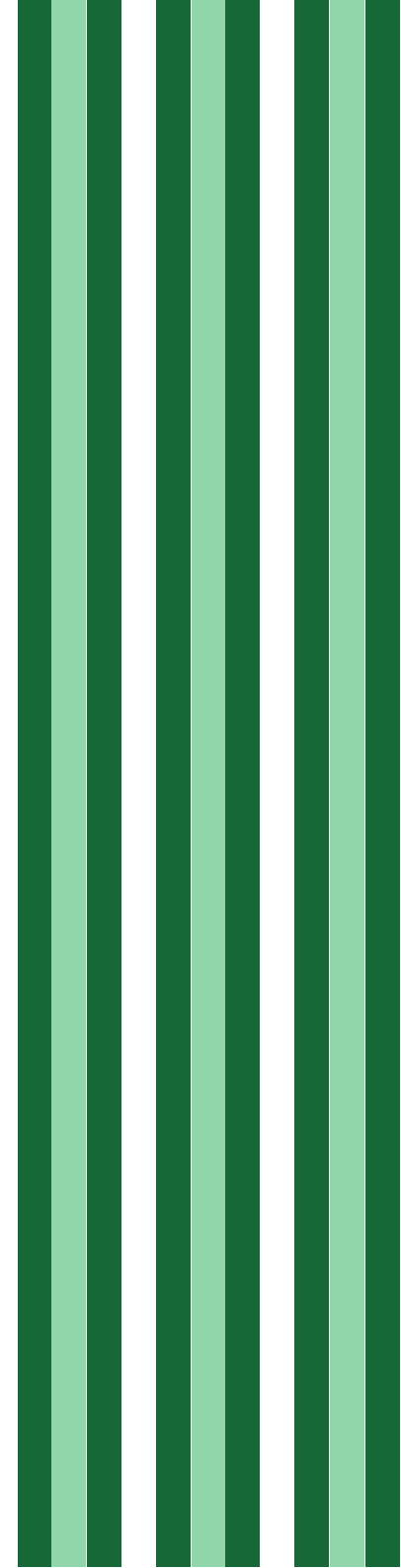




DOUBLE RECEPTION ROOM | KITCHEN/
BREAKFAST ROOM | PRINCIPAL SUITE |
FOUR ADDITIONAL BEDROOMS |

TWO FAMILY BATHROOMS | TWO
SHOWER ROOMS, ONE EN SUITE |
FAMILY ROOM | UTILITY ROOM |
GARDEN



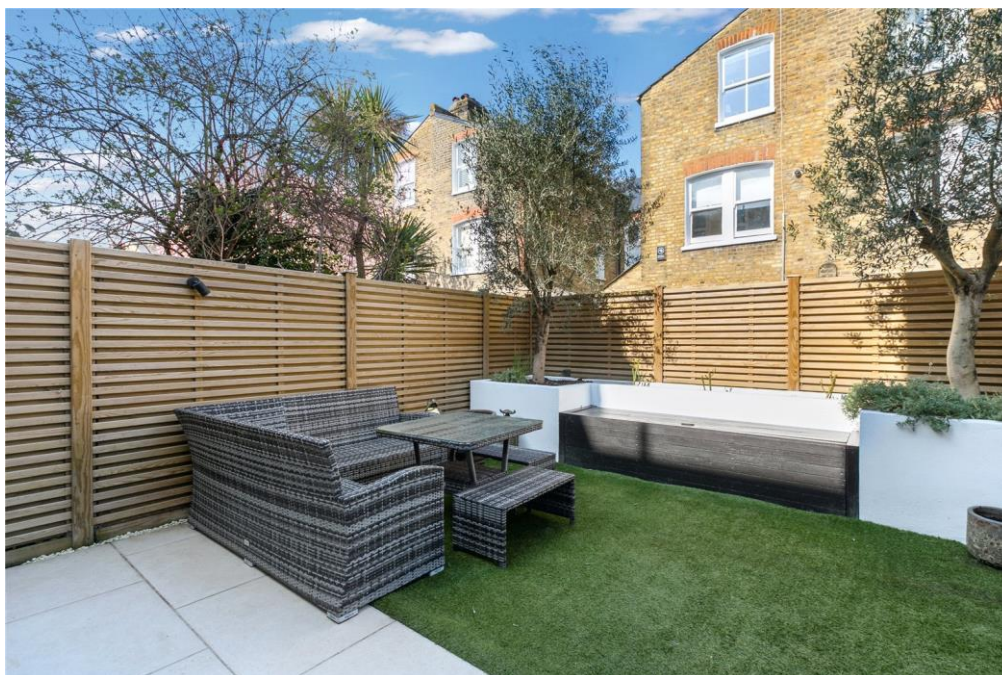


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The stunning principal suite is set to the front of the first floor, benefitting from fitted wardrobes and a luxurious en suite bathroom with freestanding bath, walk-in shower and twin sinks. A second double bedroom and a family bathroom complete the first floor. A further two bedrooms (one with en suite shower room) and a family bathroom are on the top floor. Further storage can be found in the substantial eaves of the loft conversion.

Manchuria Road links Amner Road to Clapham Common West Side and runs parallel to Broxash Road. With Clapham Common just moments from the house, as well as Clapham South Tube just a 7-to-8 minute walk away, this property boasts an enviable location both for transport and the wide-open spaces of the common. Northcote Road is also within easy reach and there are a number of good state and independent schools nearby, subject to catchment each year.

Council Tax Band: G | EPC: C | 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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