



 RAMPTON
BASELEY

CHATHAM ROAD, SW11 / FREEHOLD

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THIS IMPRESSIVE FIVE-BEDROOM FAMILY HOME OF APPROXIMATELY 3,256 SQ FT IS SET IN A GATED DEVELOPMENT OF FOUR HOUSES JUST OFF NORTHCOTE ROAD AND WAS COMPLETED IN THE REGENCY-STYLE IN 2017. IN A RECENT ADDITION, THE CURRENT OWNERS HAVE CREATED A 'FLATLET' IN THE BASEMENT WHICH CAN BE SEPARATED FROM THE REST OF THE HOUSE TO CREATE INDEPENDENT LIVING SPACE. IN ADDITION, THE HOUSE BENEFITS FROM A SOUTH-FACING GARDEN, A SPACIOUS ROOF TERRACE AND OFF-STREET PARKING.

Neutrally decorated throughout and with engineered wooden flooring, the house is spacious and well-configured with an abundance of living space ideal for both modern day family living and entertaining. The entrance hall leads to an office with a WC and utility space. Large glass panels look onto the striking kitchen and dining room which is flooded with natural light from the south-facing garden. The kitchen itself has an excellent range of white contemporary wall and base units with fully integrated appliances including three ovens, an induction hob and a drinks fridge, plus granite worksurfaces and a large island/breakfast bar. Glazed French doors open onto the patio garden which is surrounded by raised borders and mature planting. A side gate offers direct access onto the off-street parking area of the development.

Stairs lead from the kitchen down to the lower ground floor 'flatlet', comprising a generous reception room at the rear with full width bi-fold doors opening onto a good-sized lightwell with steps leading directly up to the garden and separate entrance. A kitchenette/utility room sits opposite the stylish shower room and, at the front of the house, the spacious double bedroom has access to the atrium. This entire floor offers the perfect space for teenage children or a live-in nanny or au pair.

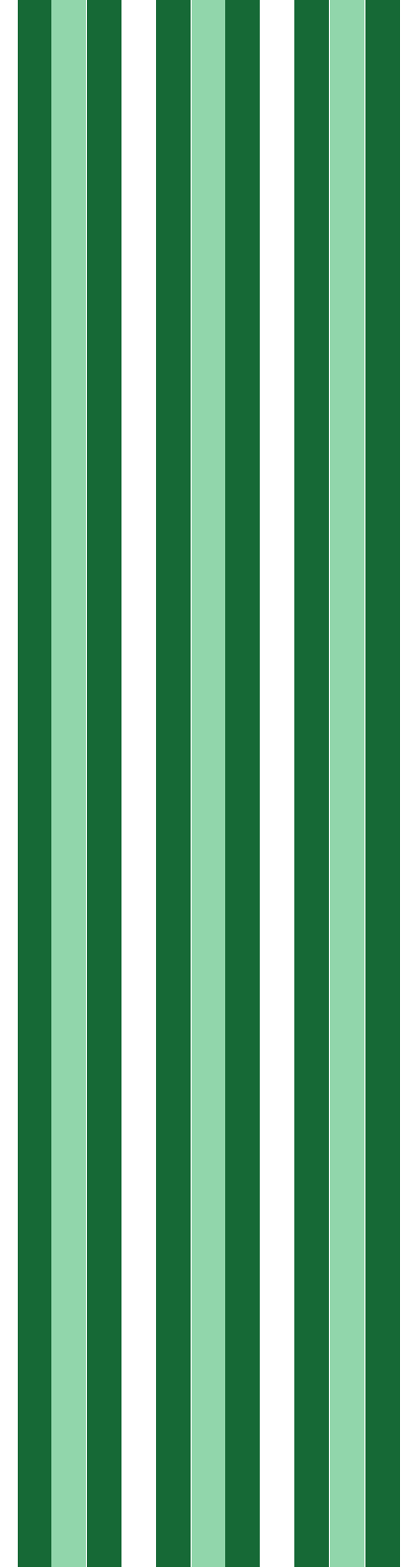




THREE RECEPTION ROOMS |
KITCHEN/DINING ROOM | STUDY |
UTILITY SPACE | PRINCIPAL SUITE | FOUR
FURTHER BEDROOMS | THREE FURTHER
BATHROOMS

SEPARATE 'FLATLET' | SOUTH-FACING
GARDEN | OFF-STREET PARKING | ROOF
TERRACE | GATED DEVELOPMENT





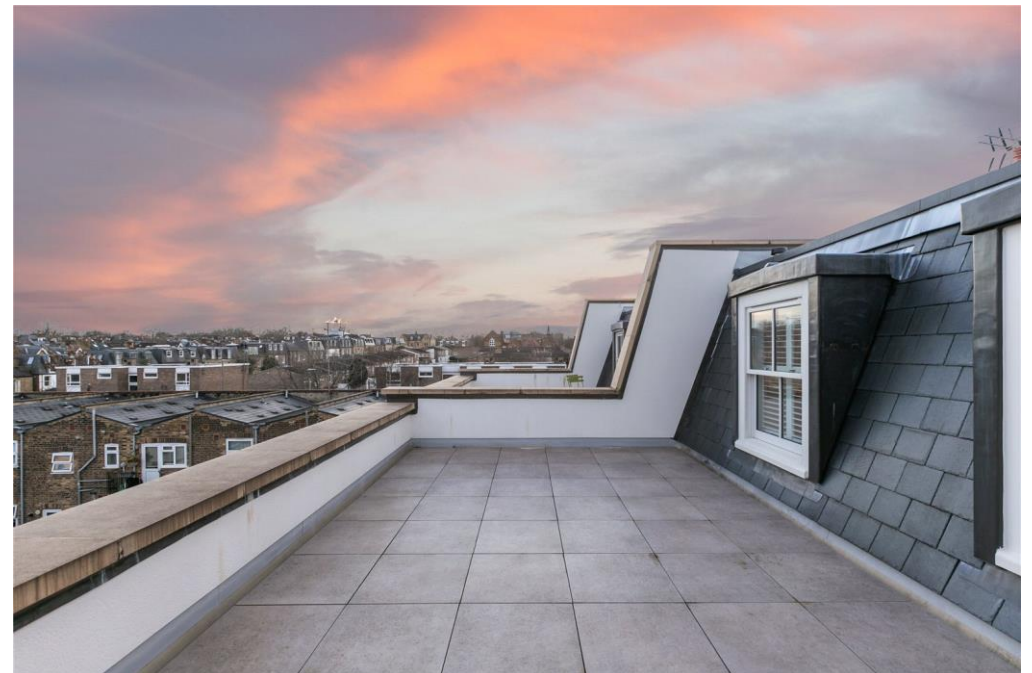
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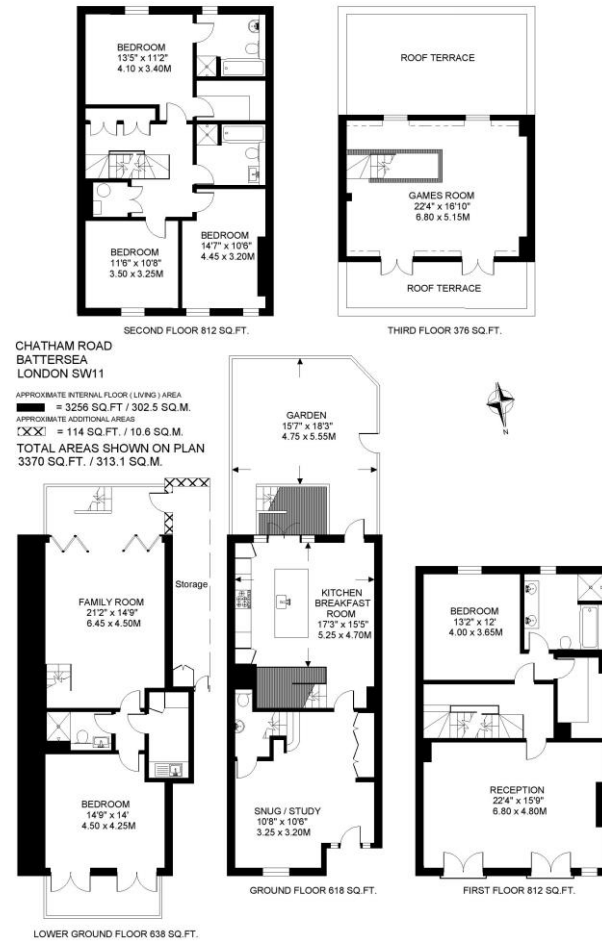
To the front of the first floor is a bright and elegant reception room which spans the full width of the house and boasts twin Juliet balconies and a contemporary gas fire. To the back of the house is the spectacular principal suite with a bespoke, fully fitted dressing room and a stylish en suite bathroom with twin sinks, walk-in shower and bath.

The second floor provides three further double bedrooms, one with an en suite bathroom and a dressing room, and a fourth spacious family bathroom. An exceptionally light studio/reception room is on the top floor, offering flexible additional living space. Double doors lead out onto a balcony at the front with lovely rooftop views over Northcote Road. To the back, there is an option to create a sizeable roof terrace, subject to the usual consents. The private off-street parking is set behind the garden and accessed via electric gates.

This stunning house is ideally positioned on Chatham Road which runs between Northcote Road and Webb's Road. The house is extremely well located for a number of state and private schools (subject to catchment each year) and the amenities of Northcote Road are literally at the end of the street. Transport can be found at either Clapham South Underground or Clapham Junction Overland, and the wide-open spaces of both Wandsworth and Clapham Commons are within easy walking distance.

Council Tax Band: G | EPC: B | Tenure: Freehold





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 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
 Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at that level.

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.



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