



**RAMPTON  
BASELEY**

WANDSWORTH COMMON WEST SIDE, SW18 /  
FREEHOLD

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**A SEMI-DETACHED RED BRICK VICTORIAN HOUSE WITH A 40' SOUTH-WEST FACING GARDEN AND OFF-STREET PARKING IN THIS SOUGHT AFTER LOCATION OVERLOOKING WANDSWORTH COMMON.**

Offering over 2,500 sq ft of flexible accommodation arranged over four floors, the property has wonderful proportions and a great sense of space and light. With two full floors of reception space, there is a spacious through reception room on the ground floor, with high ceilings, wooden floors, a pair of attractive period fireplaces and a deep bay window flooding the room with natural light. There are full height double doors dividing the two rooms allowing them to be used independently of one another. French doors lead to the garden.

To the rear is a smart, modern eat-in kitchen with a range of wall and base units, together with integrated appliances. A side door and glazed French doors lead to the garden. There is also a modern shower room and access to the cellar on this floor.

Stairs lead to an incredibly elegant drawing room which encompasses the whole of the first floor and it is here that you get a real sense of the width of the house together with superb views across the common. There is also a further kitchen on the half landing to the rear, which could become a bedroom if required.

Four bedrooms are arranged over the top two floors including two double bedrooms on the second floor, together with a large family bathroom, a shower room and a smaller third bedroom (currently used as a study). There is also a large loft room, again used as a study, which could provide further bedroom accommodation if needed.

To the rear of the house is a 40' south west facing garden with an attractive aspect down Jessica Road with gates to the street enabling a car to be parked off-street.

Whilst the property is in extremely good order and has been subject to a number of improvements in recent years, it offers scope for an incoming owner to further improve, extend (subject to planning permission) and stamp their own identity on this wonderful house.

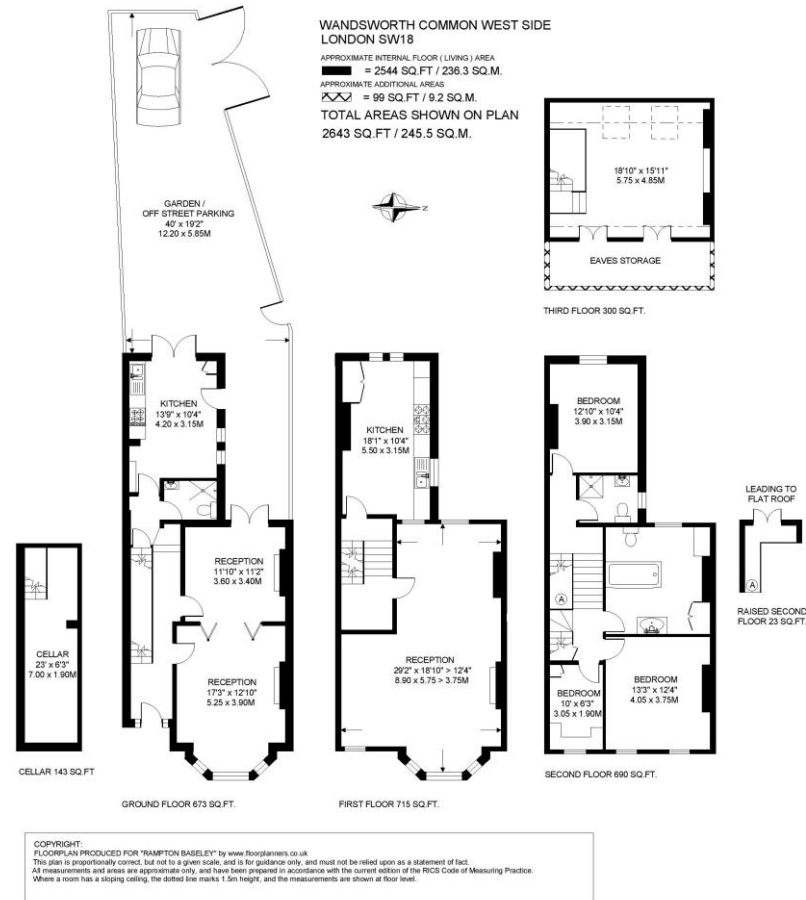
Located on the corner of Jessica Road, Wandsworth Common West Side is a very popular location, directly adjacent to the open green spaces of Wandsworth Common, with easy parking and within easy reach of an array of schools for children of all ages, subject to entry and catchment each year. It is ideally placed for access to the local amenities of both Wandsworth and Earlsfield, including the shops, restaurants on Bellevue Road, Northcote Road and at the Southside Centre. Transport links can be found at both Wandsworth Town and Earlsfield, both of which allow quick and easy access to central London via Waterloo. Clapham Junction is approximately a 15 minute walk away, with connections to London Victoria and beyond.

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



**FOUR BEDROOMS | THREE  
BATHROOMS | THREE RECEPTION  
ROOMS | CELLAR | GARDEN | OFF  
STREET PARKING | EAVES STORAGE**





**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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