



 RAMPTON
BASELEY

MUNCASTER ROAD, SW11 / FREEHOLD

SW11 / FREEHOLD

SITUATED ON A POPULAR RESIDENTIAL STREET BETWEEN THE COMMONS IS THIS IMMACULATELY PRESENTED FOUR-BEDROOM, MID-TERRACE VICTORIAN FAMILY HOME. EXTENDED INTO BOTH THE LOFT AND SIDE RETURN, THE ACCOMMODATION HAS A TREMENDOUS SENSE OF LIGHT AND SPACE AND OFFERS APPROXIMATELY 1,494 SQ FT ARRANGED OVER THREE FLOORS.

The hallway leads into a large double reception room that boasts an attractive bay window, high ceilings, light wooden flooring, and a feature fireplace. At the rear of this fantastic family home is a bright and airy open-plan kitchen/breakfast room with an exposed brick wall and steel beam. The room is wonderfully bright thanks to the extensive rooflights, unusually high ceilings and bi-fold doors.

The kitchen has an excellent range of contemporary wall and base units, fully integrated appliances, solid granite worksurfaces and a large island/breakfast bar. There is also plenty of space for a dining table. Bi-fold doors open onto a stylish, decked, west-facing garden, perfect for entertaining as well as everyday family living.

Completing this level is a convenient downstairs WC.

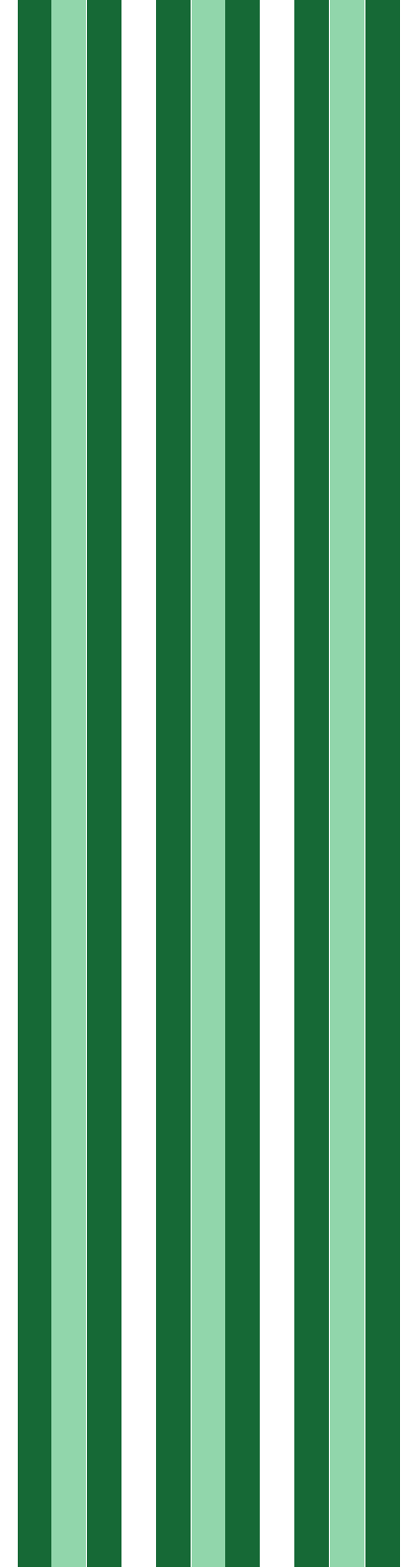




PERIOD PROPERTY | FULLY EXTENDED |
DOWNSTAIRS WC | CELLAR | NATURAL
LIGHT THROUGHOUT

FOUR BEDROOMS | EN SUITE SHOWER
ROOM | BETWEEN THE COMMONS





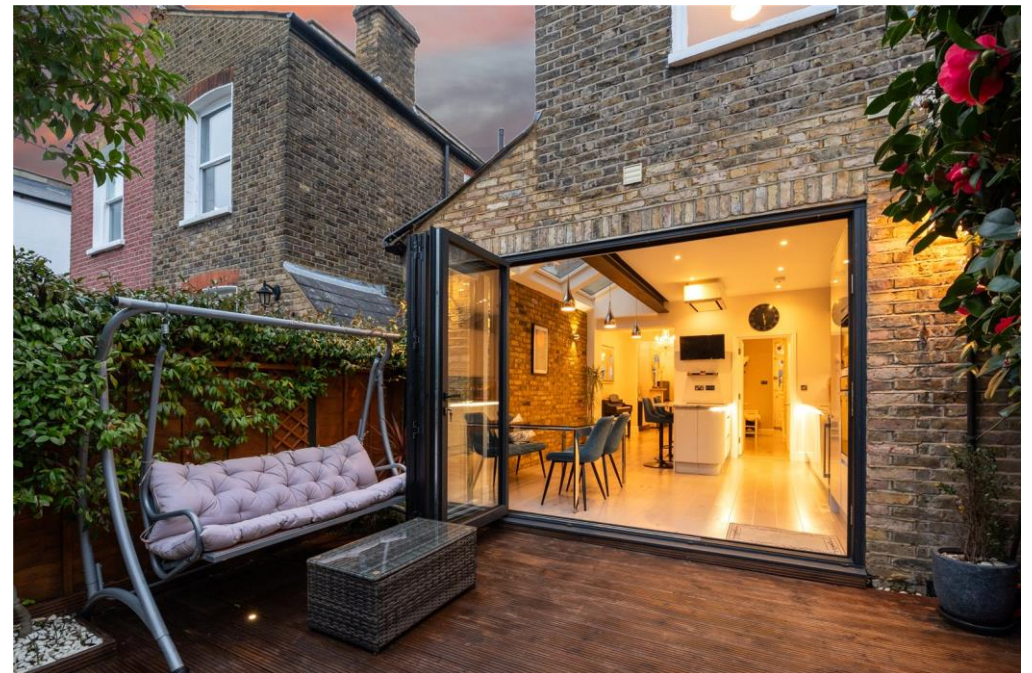
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The principal bedroom can be found on the first floor and benefits from built-in wardrobes and a pretty bay window. Two additional bedrooms and a family bathroom are also on this level. The fourth bedroom is situated in the converted loft and benefits from an en suite shower room and storage in the eaves.

Additional storage can be found in the cellar, which has the potential for further development (subject to the usual consents).

This superb house is located on Muncaster Road between Wakehurst Road and Culmstock Road. It is within walking distance of a number of renowned state and private schools as well as the amenities of Northcote Road. Transport can be found at either Clapham Junction Overland or Clapham South Tube, both of which are within easy walking distance, and the open spaces of Clapham Common are literally at the end of the street.

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

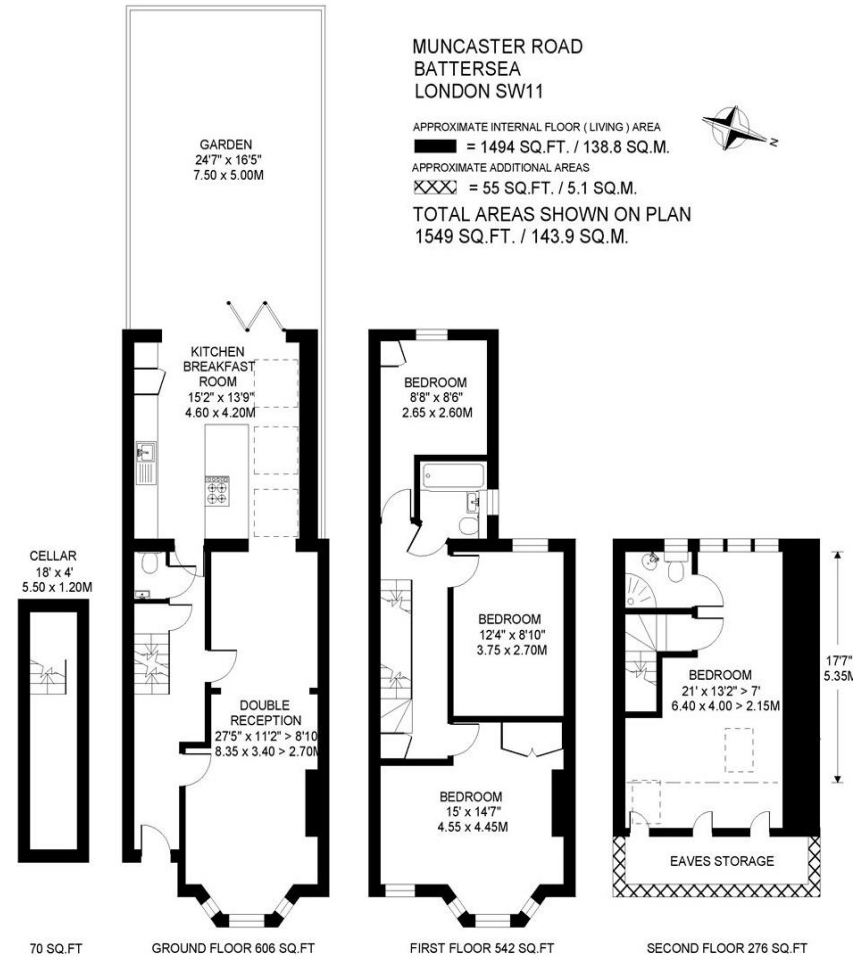


MUNCASTER ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1494 SQ.FT. / 138.8 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 55 SQ.FT. / 5.1 SQ.M.

TOTAL AREAS SHOWN ON PLAN
1549 SQ.FT. / 143.9 SQ.M.



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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
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 floor 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.



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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