



**RAMPTON
BASELEY**

LEATHWAITE ROAD, SW11 / FREEHOLD

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POSITIONED IN THE HIGHLY DESIRABLE LOCATION KNOWN LOCALLY AS 'BETWEEN THE COMMONS' IS THIS FANTASTIC END-OF-TERRACE VICTORIAN HOUSE. THE PROPERTY MEASURES JUST SHY OF 2,000 SQ FT, WITH ACCOMMODATION ARRANGED OVER THREE FLOORS.

To the front of the house is a double reception room with high ceilings, a bay window and attractive hardwood floors. The rear of the room opens to a well-proportioned kitchen/breakfast room as well as a glazed door which opens onto a lightwell, meaning the reception room is incredibly bright. Extended into the side return, the spacious kitchen/breakfast room offers plenty of space for entertaining as well as everyday family living. The kitchen itself is finished with contemporary white units and quartz stone worksurfaces. Double doors open from the kitchen to a pretty west-facing garden, measuring approximately 27ft in length and considered extremely well proportioned in comparison to properties on neighbouring streets. It is also very private thanks to the property's position on the end of the terrace.

The principal bedroom can be found on the first floor with a modern en suite shower and plenty of built-in storage. Four further double bedrooms and family bathroom are arranged over the upper levels.

A cellar provides good storage and the potential for further development, subject to usual consents.

This property is set on Leathwaite Road close to the junction of Dulka Road. The house is extremely well located for a number of state and private schools (subject to entrance and catchment each year). The amenities of Northcote Road are within easy walking distance, as are the open spaces of Clapham and Wandsworth Commons. Transport can be found at either Clapham South Underground, or Clapham Junction Overland.

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



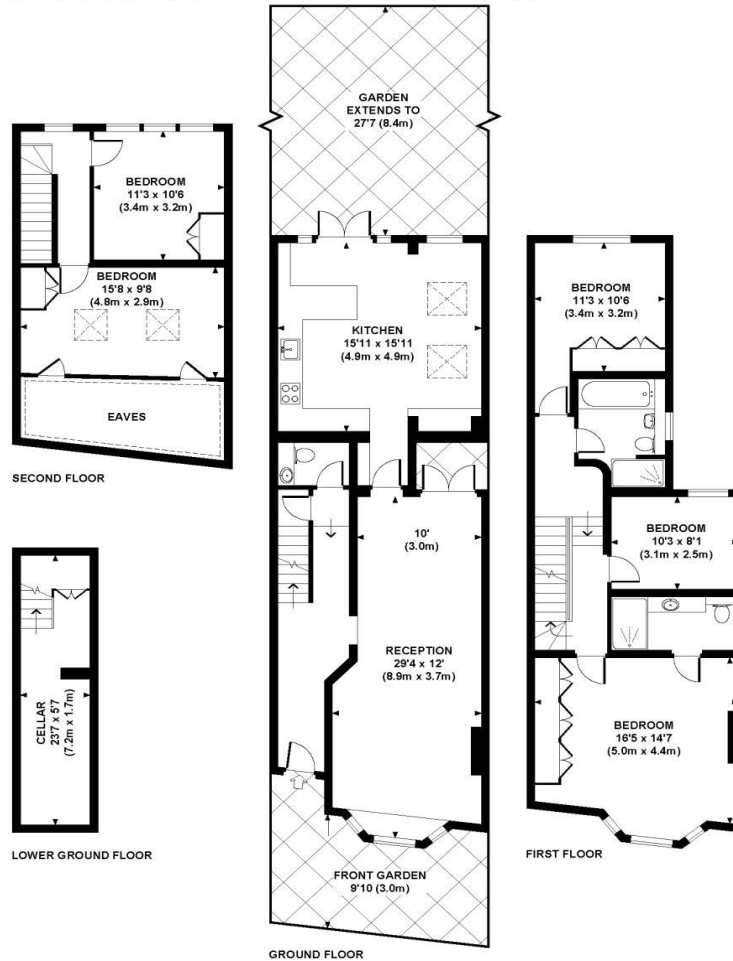
**DOUBLE RECEPTION ROOM |
KITCHEN BREAKFAST ROOM |
PRINCIPAL SUITE WITH EN SUITE
SHOWER ROOM | FOUR FURTHER
BEDROOMS | FAMILY BATHROOM |
GARDEN | CELLAR | END-OF-
TERRACE**



LEATHWAITE ROAD, SW11

Approx. gross internal area 1969 Sq Ft. / 183.1 Sq M.

Approx. gross internal area 2070 Sq Ft. / 192.5 Sq M. Inc. Eaves Storage



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2013. Dowling Jones Design www.dowlingjones.com 020 7610 9933

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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