



 RAMPTON  
BASELEY

BERBER ROAD, SW11 / FREEHOLD

## SW11 / FREEHOLD

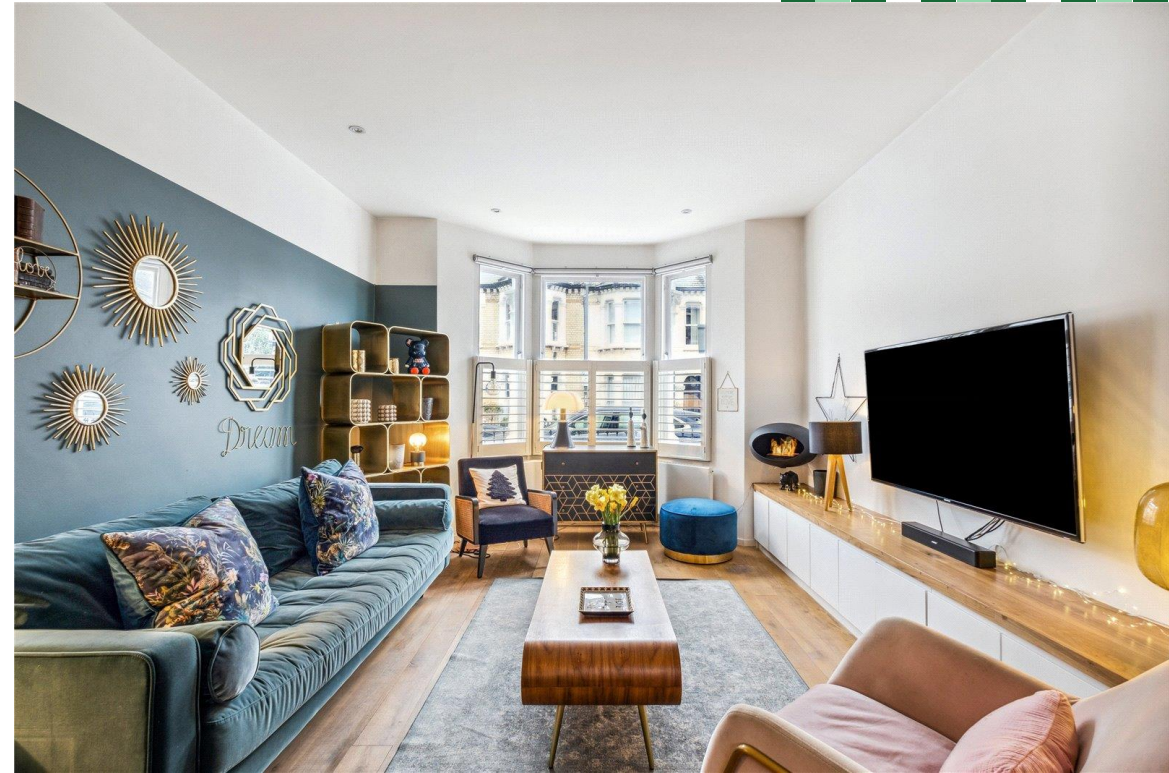
**POSITIONED ON THIS PARTICULARLY SOUGHT-AFTER RESIDENTIAL STREET BETWEEN THE COMMONS, THIS STUNNING HOUSE OFFERS JUST SHY OF 2,000 SQ FT WITH LIVING ACCOMMODATION ARRANGED OVER THREE FLOORS. THE HOUSE HAS BEEN EXTENDED ON THE GROUND FLOOR INTO THE SIDE RETURN AND TO THE REAR OF THE ORIGINAL BUILDING. THE LOFT HAS ALSO BEEN EXTENDED TO CREATE AN EXTRA FLOOR OF BEDROOMS.**

On the ground floor there is a double reception room which boasts a particularly open-plan design. To the front is a bay window and high-quality joinery spanning the entire length of the room. The rear part of the reception room opens to a spacious kitchen breakfast room. The kitchen is finished with contemporary units, integrated appliances and attractive stonework surfaces. Sliding doors run across the full width of the back of the house and open to a landscaped garden.

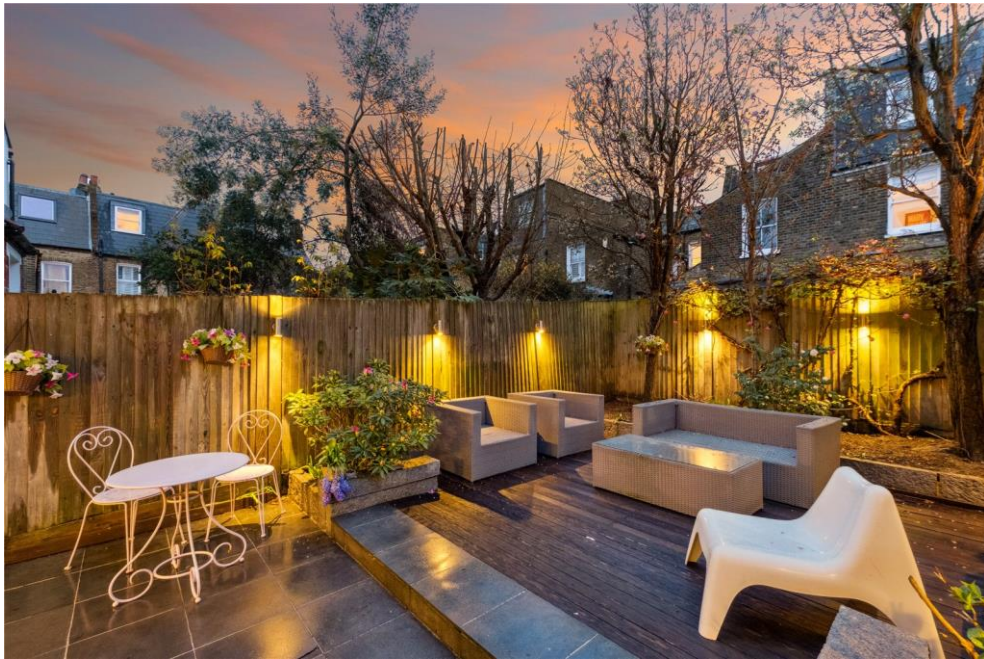
The principal bedroom benefits from his and hers dressing rooms and an incredible en suite bathroom with freestanding bath and walk-in shower. Four further double bedrooms, a shower room and family bathroom are also arranged over the upper levels. The loft conversion has been created with particularly high ceilings meaning the floor has a great sense of space and is flooded with light via the large windows and striking rooflight.

The cellar has been converted to a handy utility space and further storage can be found in the eaves on the second floor.

Council Tax Band: F | EPC: C | Tenure: Freehold |



**OPEN-PLAN DOUBLE RECEPTION  
ROOM | KITCHEN BREAKFAST ROOM  
| PRINCIPAL SUITE WITH HIS & HERS  
DRESSING ROOMS | FOUR FURTHER  
BEDROOMS | FAMILY BATHROOM |  
SHOWER ROOM | UTILITY ROOM |  
LANDSCAPED GARDEN**

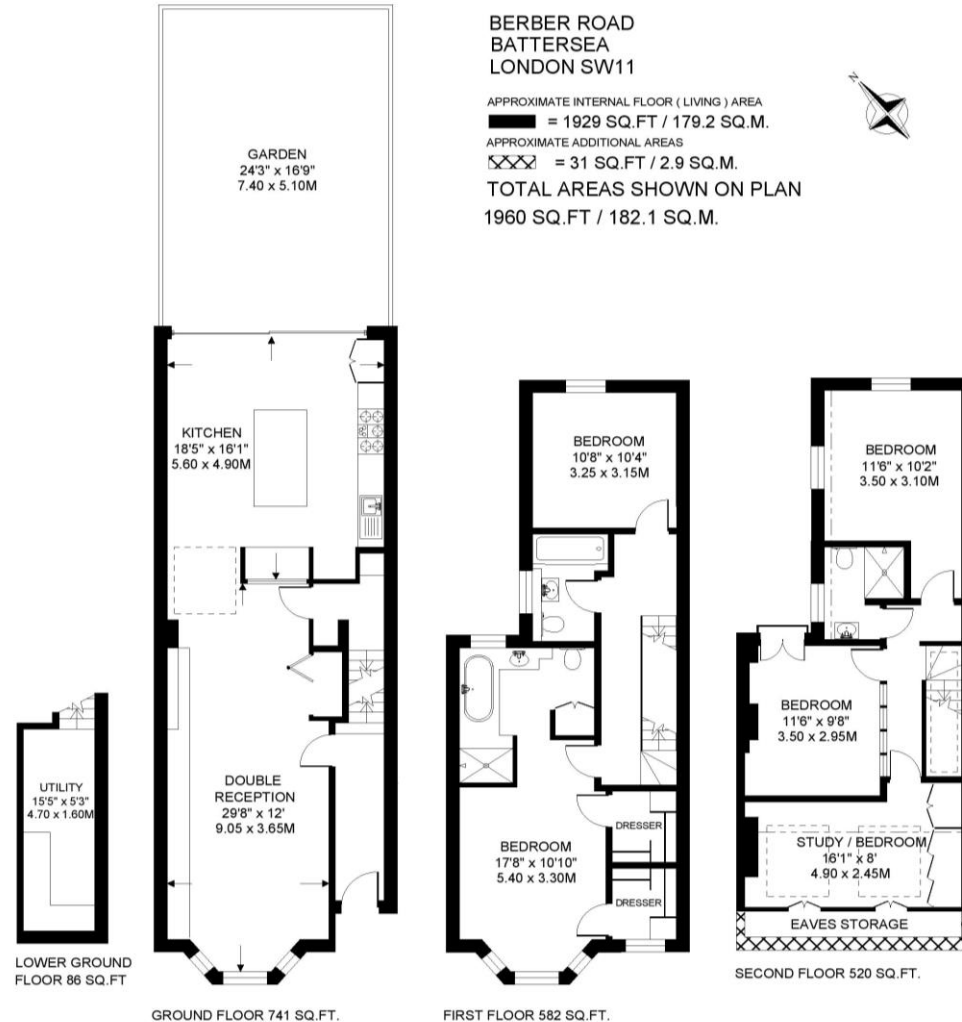


BERBER ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
 = 1929 SQ.FT / 179.2 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 = 31 SQ.FT / 2.9 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 1960 SQ.FT / 182.1 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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