



 RAMPTON
BASELEY

TAYBRIDGE ROAD, SW11 / FREEHOLD

SW11 / FREEHOLD

THIS ABSOLUTELY STUNNING 4-BEDROOM VICTORIAN HOUSE HAS BEEN COMPLETELY REFURBISHED BY THE CURRENT OWNERS. THE INTERIOR DESIGN IS EXCEPTIONAL AND THERE IS A TREMENDOUS SENSE OF LIGHT AND SPACE THROUGHOUT THE THREE FLOORS OF LIVING ACCOMMODATION. THE HOUSE HAS BEEN EXTENDED ON THE GROUND FLOOR INTO THE SIDE RETURN AND ON THE SECOND FLOOR INTO THE MAIN LOFT SPACE. THERE IS STILL POTENTIAL FOR FURTHER DEVELOPMENT ABOVE THE REAR ADDITION WHICH WOULD ADD A FIFTH BEDROOM AND THIRD BATHROOM, SUBJECT TO THE USUAL CONSENTS.

On the ground floor there is a double reception room with the front section used as a more formal drawing room and the rear section as a cosy, informal sitting area. In addition, there is a bay window, a period fireplace and bespoke cabinetry flanking the chimney breast. The smart Mark James kitchen is finished with painted, hand-built 'in-frame' units in the modern Shaker-style, all finished with a beautiful stone quartz worksurface. A sizeable island is at the heart of the room but there is also plenty of space for a good-sized dining table. Folding, sliding doors open to a courtyard-style garden which has won a design award and was also featured on the cover of a prominent garden landscape magazine. The garden has been designed and built by Tom Howard and features a high-quality outdoor kitchen and a cleverly designed garden store which is big enough to accommodate bicycles.

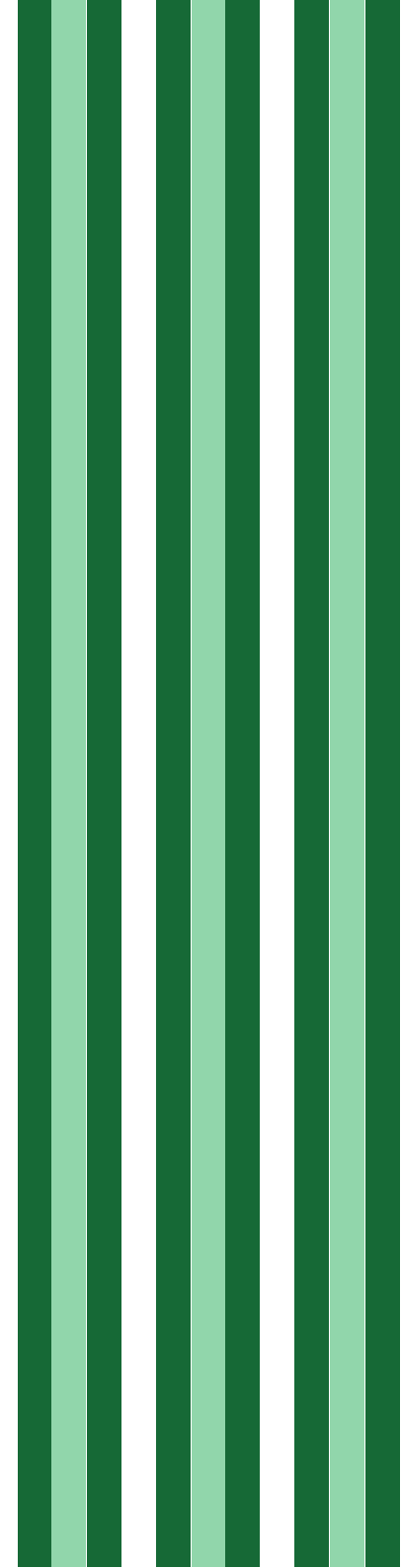
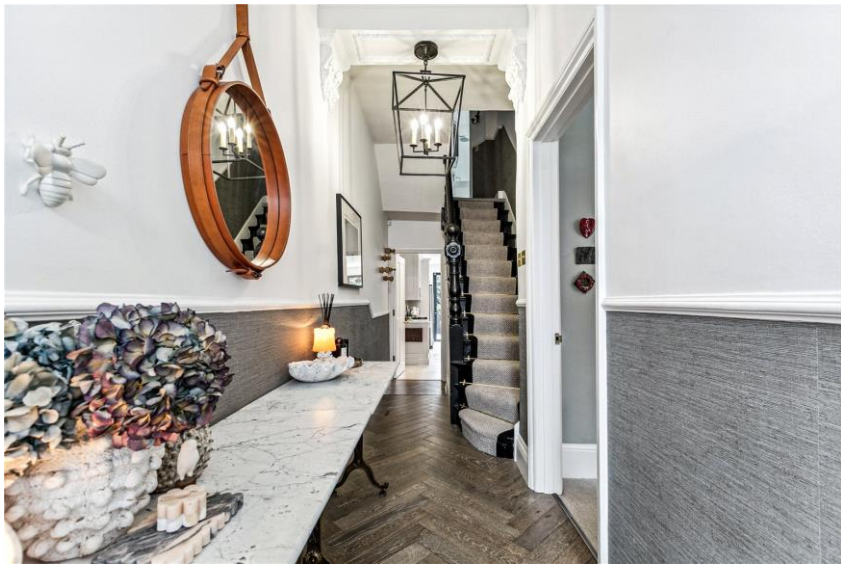




DOUBLE RECEPTION ROOM |
KITCHEN BREAKFAST ROOM | FOUR
BEDROOMS | FAMILY BATHROOM

SHOWER ROOM | DOWNSTAIRS
CLOAKROOM | AWARD-WINNING
LANDSCAPED GARDEN | CELLAR





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The principal bedroom can be found on the first floor with masses of built-in storage. There are two further double bedrooms as well as a family bathroom that has a bath as well as a separate shower cubicle. Another spacious bedroom can be found on the second floor with a Juliet balcony and more built-in storage. This room is serviced by an adjacent shower room.


Additional storage can be found in both the cellar and the loft eaves via the second-floor shower room.


Taybridge Road is a well-regarded street in the residential area known as Northside, with the wide-open spaces of Clapham Common literally at the end of the street. Transport can be found at both Clapham Common Tube or Clapham Junction, and there is a fantastic choice of shops, bars and restaurants nearby in Clapham Old Town, Lavender Hill and on Northcote Road. The house is well positioned for a number of popular state and independent schools, subject to entrance and catchment each year.

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

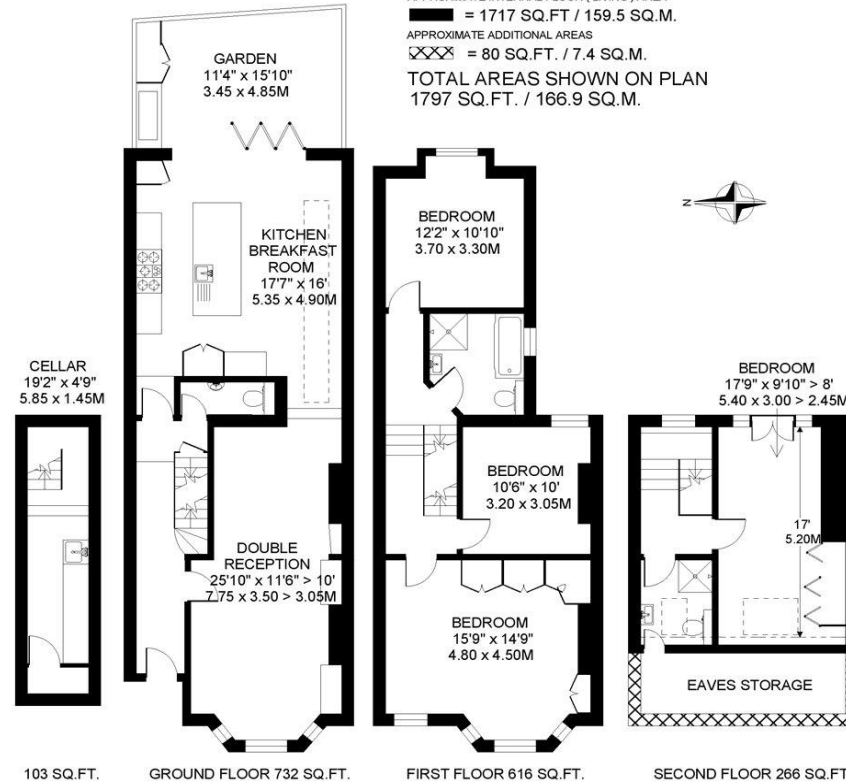


TAYBRIDGE ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1717 SQ.FT / 159.5 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 80 SQ.FT. / 7.4 SQ.M.

TOTAL AREAS SHOWN ON PLAN
1797 SQ.FT. / 166.9 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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