



 RAMPTON
BASELEY

MARNEY ROAD, SW11 / FREEHOLD

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THIS HANDSOME, FOUR-BEDROOM VICTORIAN HOUSE IS POSITIONED ON A POPULAR RESIDENTIAL STREET VERY CLOSE TO THE OPENS SPACES OF CLAPHAM COMMON IN THE AREA KNOWN LOCALLY AS 'THE NORTHSIDE'. THE ACCOMMODATION MEASURES APPROXIMATELY 1,736 SQ FT AND IS ARRANGED OVER THREE FLOORS WITH GOOD PROPORTIONS IN ALL OF THE PRINCIPAL ROOMS AND A BRIGHT AND AIRY FEEL THROUGHOUT.

The elegant double reception room benefits from high ceilings with intricate cornicing, wooden floors, a striking feature fireplace flanked by bespoke cabinetry and shelving, and a large bay window which floods the room with light. French doors to the rear open directly onto the garden. The wonderfully bright kitchen breakfast room is set to the back of the house and has a good range of modern Shaker-style wall and base units with fully integrated appliances including a range oven, wooden worksurfaces and wooden floors. French doors open onto the south-west-facing patio garden.

Three good-sized double bedrooms are arranged over the first floor. The largest room to the front benefits from excellent built-in wardrobes, a bay window and an attractive fireplace. A decked terrace with pretty rooftop views is accessed from the double bedroom to the rear, which is currently being used as a study. A shower room completes the accommodation on this level. Stairs lead up to the second floor and one more bedroom and a family bathroom.

Marney Road runs from Clapham Common North Side to Stormont Road and is approximately a 10-minute walk from Clapham Junction. The amenities of Battersea Rise and Northcote Road are within easy walking distance, as is Clapham Old Town with access to the Northern Line at Clapham Common Tube. There are a number of popular state and private primary schools nearby (subject to catchment each year).

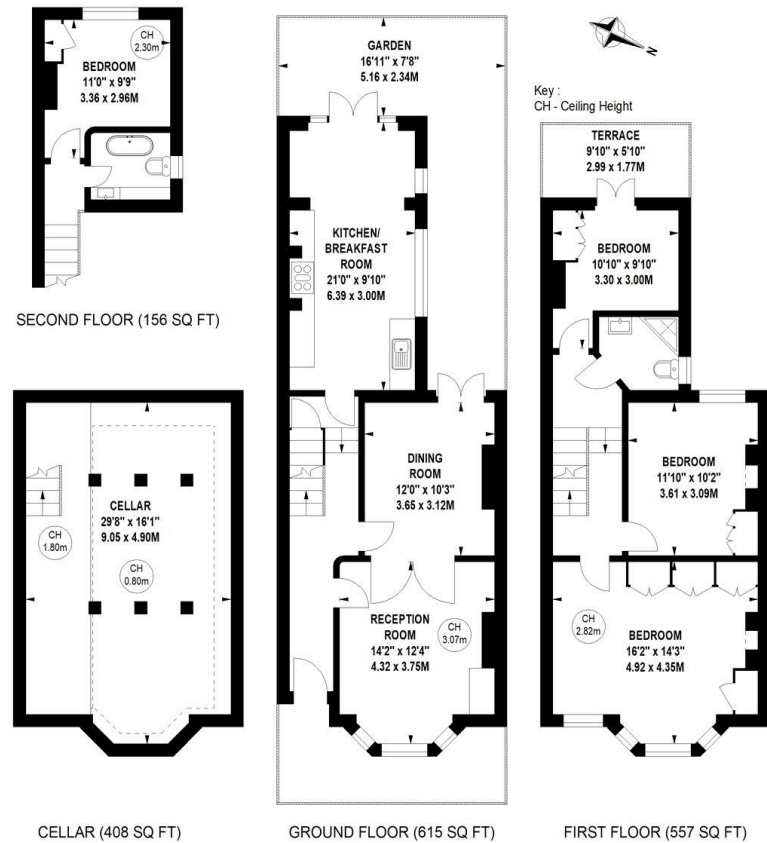
Council Tax Band: F | EPC: D | Tenure: Freehold



DOUBLE RECEPTION ROOM |
KITCHEN BREAKFAST ROOM | FOUR
BEDROOMS | SHOWER ROOM |
BATHROOM | LARGE CELLAR |
GARDEN



MARNEY ROAD, SW11
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
1736 SQ FT / 161.27 SQ M



Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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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