



 RAMPTON
BASELEY

SALCOTT ROAD, SW11 / FREEHOLD

SW11 / FREEHOLD

THIS STUNNING, WIDER-THAN-AVERAGE VICTORIAN VILLA IS IDEALLY POSITIONED ON THE SOUGHT-AFTER RESIDENTIAL STREET BETWEEN THE COMMONS. THE PROPERTY ITSELF HAS BEEN TOTALLY REDEVELOPED WITH FAMILY LIVING IN MIND, AND THE INTERIOR HAS BEEN DESIGNED IN A HIGH-QUALITY CONTEMPORARY STYLE. IT FEATURES A STYLISH, LANDSCAPED GARDEN AND MEASURES APPROXIMATELY 3,318 SQ FT.

Upon entry through the front door, you're greeted by a spacious entrance hall leading to an expansive reception area. Flooded with natural light from the large bay window, the reception room benefits from a stand-out feature fireplace and beautiful hardwood flooring running throughout. The open-plan kitchen and family room is situated to the rear of the ground floor, accessible from both the reception room and the hallway, and is finished to an incredibly high standard. The stylish kitchen is fitted with plenty of wall and base units, a range of high-specification appliances, and a central island with a breakfast bar. There is ample space for a dining room table and a sofa. Skylights offer lots of natural light, and floor-to-ceiling sliding doors open to an attractive landscaped garden with a patio and lawn, perfect for al fresco entertaining. The garden also features a built-in play area for children.

Stairs lead down to the lower ground floor, which has been converted into further living space including a large games room/home gym, a utility room, a bathroom, and two double bedrooms with built-in wardrobes. This floor also benefits from a built-in bar area to the rear, perfect for hosting.

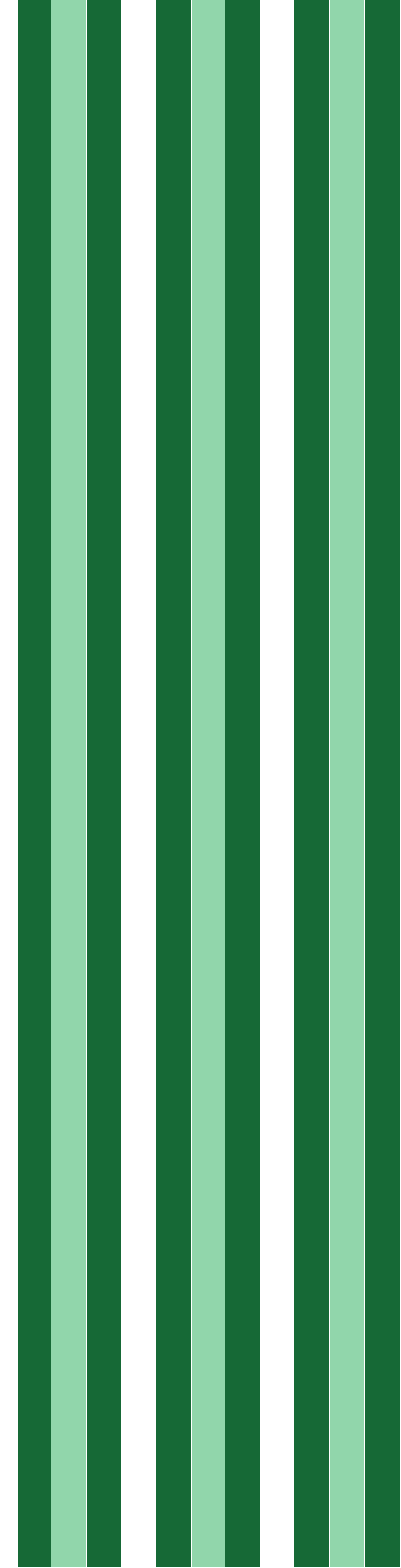




VICTORIAN VILLA | REDEVELOPED |
LANDSCAPED GARDEN | WIDE
ENTRANCE HALL

DOWNSTAIRS WC | CONVERTED
BASEMENT | SEVEN BEDROOMS |
BALCONY





SW11 / FREEHOLD

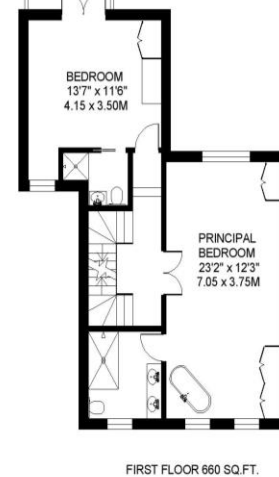
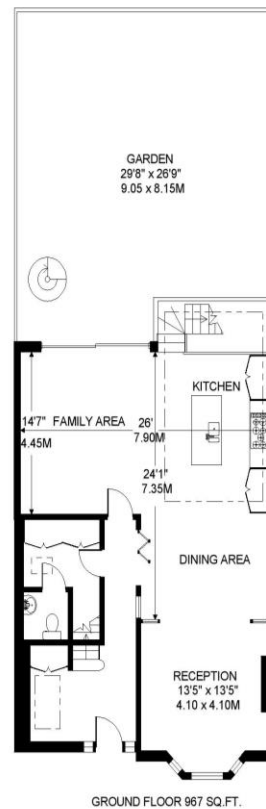
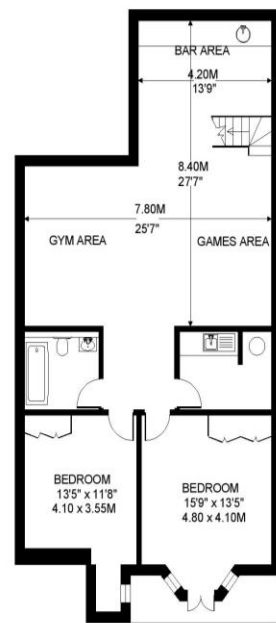
The principal bedroom is situated at the front of the first floor and benefits from large windows, plenty of bespoke cabinets and an expensive en suite bathroom with freestanding bath, separate walk-in shower, and double vanity unit. An additional double bedroom with en suite shower room and balcony are located to the rear of this floor.

The second floor completes the property with three further beautifully designed double bedrooms and a family bathroom. All three bedrooms benefit from plenty of natural light and built in storage.

This beautiful property is ideally located on Salcott Road between Northcote Road and Bolingbroke Grove. The house is extremely well located for a number of state and private schools (subject to catchment each year). Transport can be found at Clapham Junction which is approximately a five to ten minute walk and the open spaces of Wandsworth and Clapham Common are also within easy walking distance.

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





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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.



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