



 RAMPTON  
BASELEY

HERONDALE AVENUE, SW18 / FREEHOLD



## SW18 / FREEHOLD

**THIS INCREDIBLE HOUSE IS ONE OF ONLY SIX HOUSES BUILT IN THE BAUHAUS STYLE, SITUATED ON HERONDALE AVENUE, ONE OF WANDSWORTH'S PREMIER RESIDENTIAL STREETS. THIS SALE REPRESENTS A TRULY RARE OPPORTUNITY TO BUY ONE OF THESE LANDMARK HOUSES THAT BOASTS INCREDIBLE LATERAL SPACE, WIDTH OF PLOT AND AN ALTERNATIVE TO THE MORE COMMON VICTORIAN/ EDWARDIAN ARCHITECTURE. THE CURRENT OWNERS HAVE GONE TO GREAT LENGTHS TO RETAIN MANY OF THE ORIGINAL FEATURES, WHICH WILL APPEAL TO ANYONE WITH AN INTEREST IN DESIGN AND ARCHITECTURE.**

One of the most striking features as you enter the property, is the sheer width of plot that measures in excess of 44ft across. To put this into context, the plot could easily accommodate two fairly significant Victorian houses, side by side.

The sense of space is evident as soon as you walk through the front door to the stunning entrance hall, with its original panelling and open tread staircase. No less than four reception rooms lead from the entrance hall, one of which is open plan to the kitchen. There is direct access from two of the ground floor rooms to a superb south facing garden that measures in excess of 100 feet in length, and features a garden studio and storage shed.

Another feature that gives this house unique status is its pair of garages, that are situated at the end of the garden and accessed via Burntwood Grange. The opportunities for these garages are endless, from their original purpose as secure parking through to conversion to an annex, studio or playroom (subject to the usual consents).





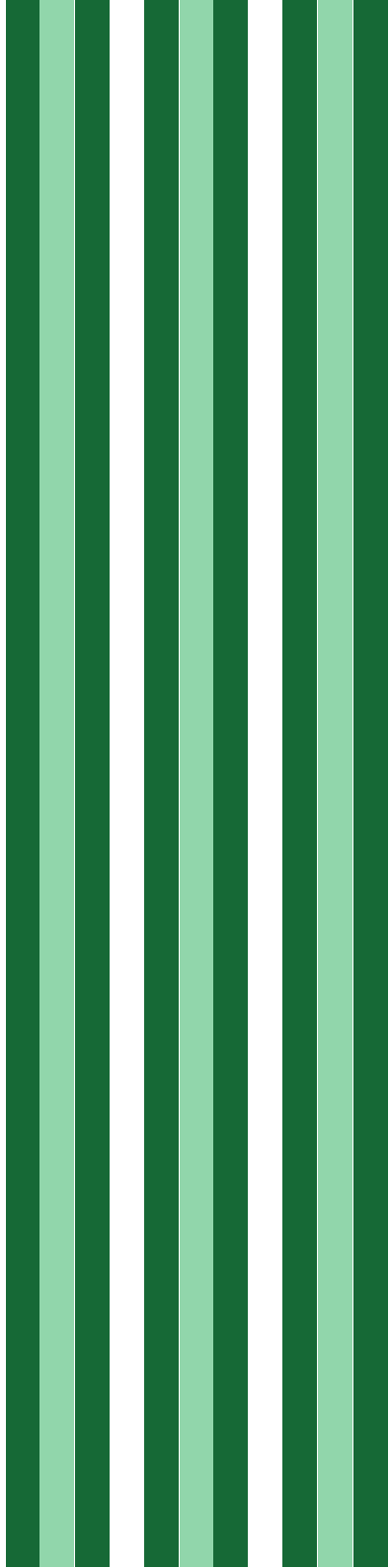


**SIX BEDROOMS | THREE BATHROOMS  
(ONE EN-SUITE) | OPEN PLAN KITCHEN  
DINING ROOM | TWO RECEPTION  
ROOMS**

**FAMILY ROOM | DOWNSTAIRS  
CLOAKROOM | GARDEN | ROOF  
TERRACE | TWO GARAGES | STUDIO |  
OFF-STREET PARKING**











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A spacious master bedroom can be found to the rear of the first floor with a luxurious en-suite bathroom and south facing balcony. Three further bedrooms and a family bathroom can also be found on the same level. The second-floor boasts two further good bedrooms, a shower room and a roof terrace. The roof terrace benefits from impressive far reaching views of the southwest London skyline and offers an excellent space for entertaining.

There is plenty of scope for further development, if more space is required. The property also has off-street parking to the front, a landscaped front garden and side access.

Herondale Avenue runs from Lyford Road to Ellerton Road. Wandsworth Common is at the eastern end of the road, so the amenities of Bellevue Road are within easy walking distance. Transport can be found at Wandsworth Common overground with its links into Victoria. The area is well known for its abundance of good state and private schools, subject to catchment and entrance each year.

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

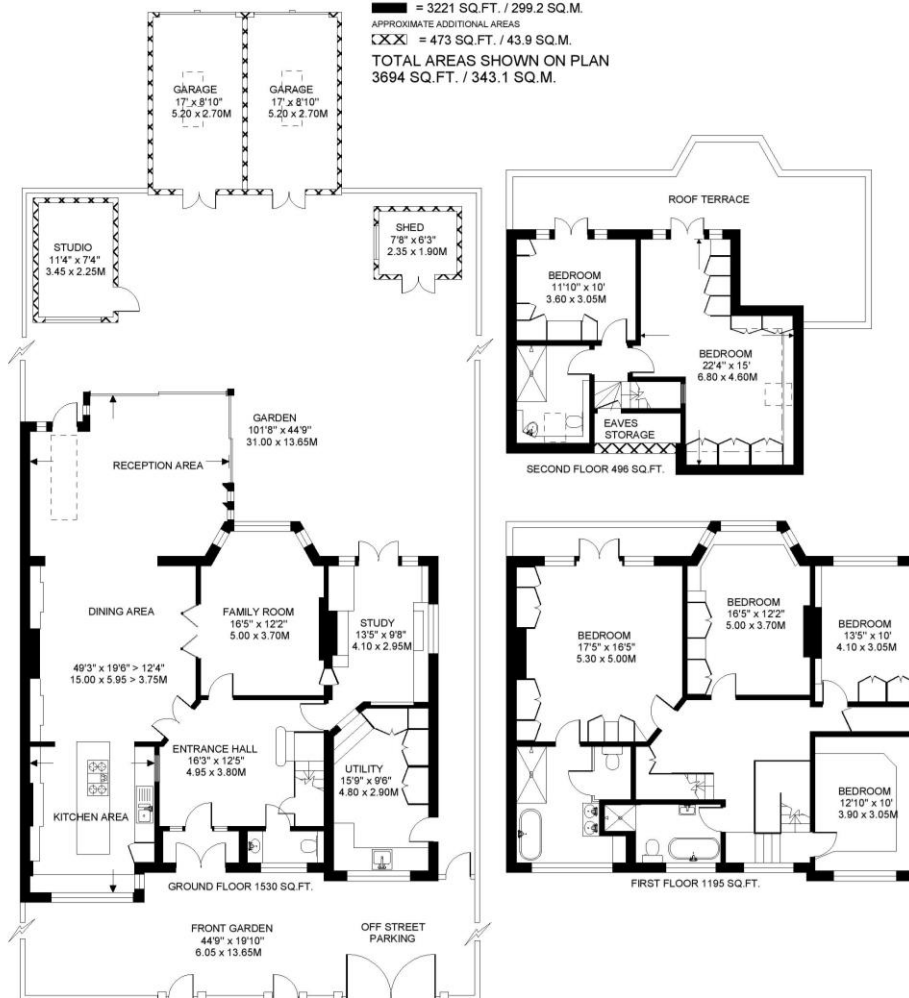




HERONDALE AVENUE  
WANDSWORTH  
LONDON SW18



APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 ■■■■ = 3221 SQ.FT. / 299.2 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 [---] = 473 SQ.FT. / 43.9 SQ.M.  
**TOTAL AREAS SHOWN ON PLAN**  
**3694 SQ.FT. / 343.1 SQ.M.**



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 FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplans.co.uk  
 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

### RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111  
 BELLEVUE ROAD SW17 | 020 3846 0999  
 HEAVER & TOOTING BEC SW17 | 020 8767 7079  
 NEW HOMES SW17 | 020 8125 3040  
[www.ramptonbaseley.com](http://www.ramptonbaseley.com)

