



**RAMPTON  
BASELEY**

BIRCHLANDS AVENUE, SW12 / FREEHOLD

## SW12 / FREEHOLD

**A BEAUTIFULLY PRESENTED FIVE-BEDROOM FAMILY HOUSE, POSITIONED ON A SOUGHT-AFTER RESIDENTIAL STREET IN AN AREA KNOWN LOCALLY AS THE 'NIGHTINGALE TRIANGLE'. THE PROPERTY IS IN IMMACULATE DECORATIVE ORDER AND THERE ARE FANTASTIC PROPORTIONS IN ALL THE PRINCIPAL ROOMS.**

On the ground floor to the front of the property is a well-proportioned reception room, that boasts a stunning bay window, wood burner and wooden flooring throughout. The rear part of the reception room leads through into a fantastic kitchen/ dining room that has plenty of space for entertaining as well as every day family living. The kitchen itself has been beautifully finished with white wall and base units, integrated appliances and skylights. Bi-folding doors fully open to reveal a superb landscaped garden, that measures 49ft in length. In addition, there is also a downstairs WC on the ground floor.

The master bedroom can be found on the first floor and benefits from built in wardrobes and plenty of natural light. Four further bedrooms (two with built-in wardrobes) and two-family bathrooms are arranged over the upper levels.

Additional storage is available in the eaves.

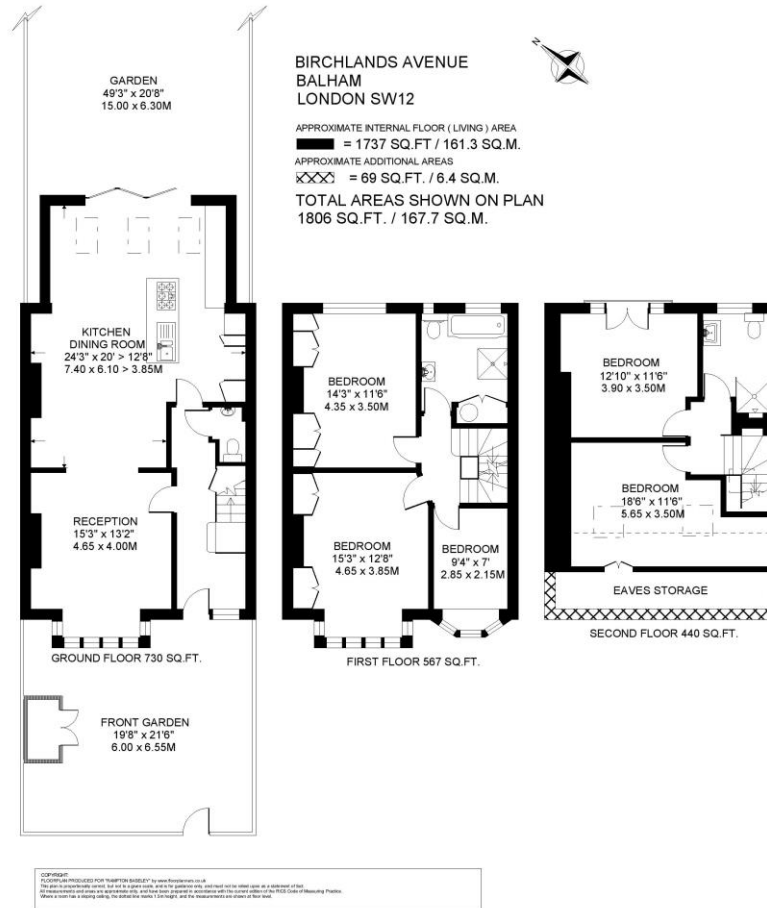
This wonderful family house is positioned on Birchlands Avenue, off Nightingale Lane. The local amenities of both Bellevue Road and Northcote Road are within easy walking distance, as are the open spaces of Wandsworth Common. Transport can be found at Wandsworth Common and Balham Overground as well as Clapham South Underground, all which are a short walk away. There are excellent state and private schools nearby, subject to catchment and entrance each year.

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



**FIVE BEDROOMS | TWO BATHROOMS  
| KITCHEN/ DINING ROOM |  
RECEPTION ROOM | GROUND  
FLOOR WC | LANDSCAPED GARDEN  
(MEASURING 49FT) | EAVES**





**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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