



 RAMPTON  
BASELEY

THIRLMERE ROAD, SW16 / FREEHOLD

## SW16 / FREEHOLD

**THIS MAGNIFICENT FULLY DETACHED VICTORIAN HOUSE MEASURES IN EXCESS OF 3700 SQ FT. THE PROPERTY HAS BEEN COMPLETELY REFURBISHED AND EXTENDED BY THE CURRENT OWNERS OFFERING A FANTASTIC MIXTURE OF VICTORIAN GRANDEUR WITH ITS INCREDIBLE PROPORTIONS AND A HIGH-QUALITY MODERN INTERIOR. THE HOUSE BOASTS A SUPERB SENSE OF LATERAL SPACE WITH A HUGE AMOUNT OF LIVING SPACE ON THE GROUND FLOOR COMBINED WITH SIX GENEROUS BEDROOMS ARRANGED OVER THE UPPER LEVELS.**

The front door opens to a wide entrance hall. Turning right as you enter the property takes you into a drawing room with large sash windows and beautiful hardwood floors. To the left of the entrance hall there is a office/snug and to the rear there is a second reception room that can easily be used as a dining room, playroom, or informal sitting room. One of the major draws to this impressive property is the open plan kitchen family room which measures in excess of 26 ft in length with a ceiling height in excess of three metres. The kitchen is beautifully finished with sleek units and high-end integrated appliances. A huge island with marble top and waterfall ends is the centre piece of the room. There is lots of space for entertaining as well as everyday family living. Magnificent sliding glazed panels open on two sides of the kitchen to give the space a true inside/outside connection.

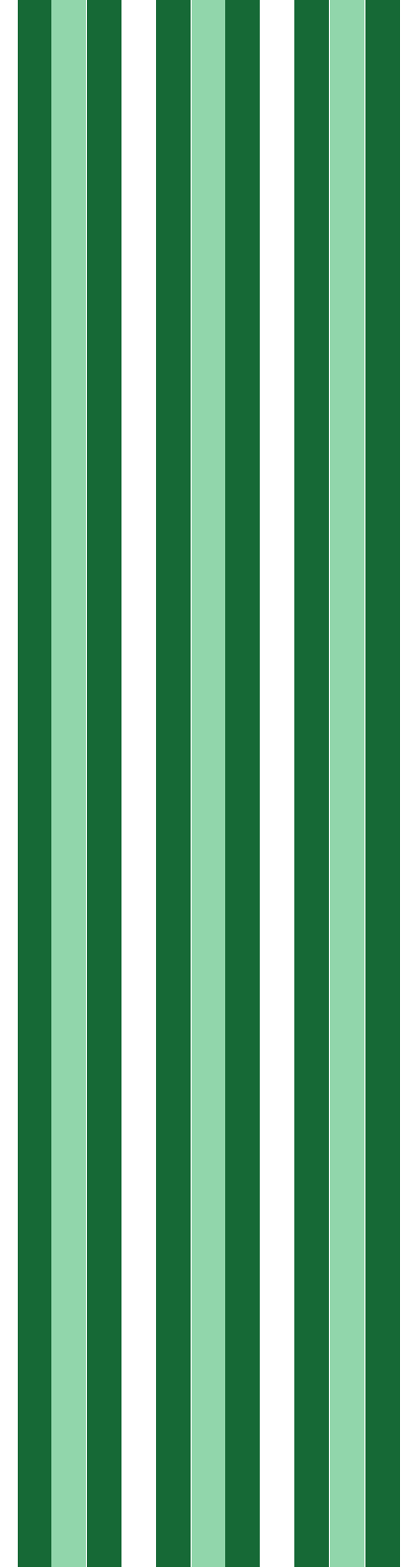




**SIX BEDROOMS | TWO DRESSING  
ROOMS | FOUR BATHROOMS | THREE  
EN SUITES | LAUNDRY ROOM**

**OPEN PLAN KITCHEN | RECEPTION  
ROOM | BOOT ROOM | SNUG | OFFICE  
| GARDEN | FRONT GARDEN | LOFT  
STORAGE**





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From the kitchen there is direct access to a boot room which also has a door to the side passageway, this is an extremely useful area for dealing with muddy children and pets. The garden is roughly as wide as it is deep measuring approximately 62 ft sq. The garden is orientated to the south-east with a good open aspect to the south.

The principal bedroom can be found on the first floor and is particularly luxurious with 'his and her' dressing rooms and a superb ensuite bathroom that benefits from twin sinks, a standalone bath and a separate shower cubicle. There are two further double bedrooms on the same level both benefiting from en suite facilities. Three further double bedrooms and a family bathroom can be found on the second floor along with a conveniently located laundry room. The front is still under development but there is an off-street parking space and cabling for fast EV charging point.

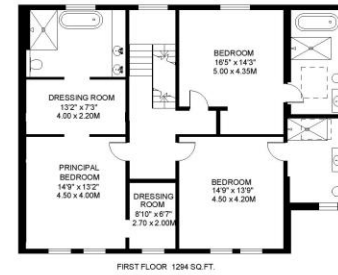
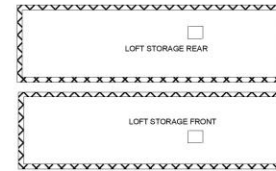
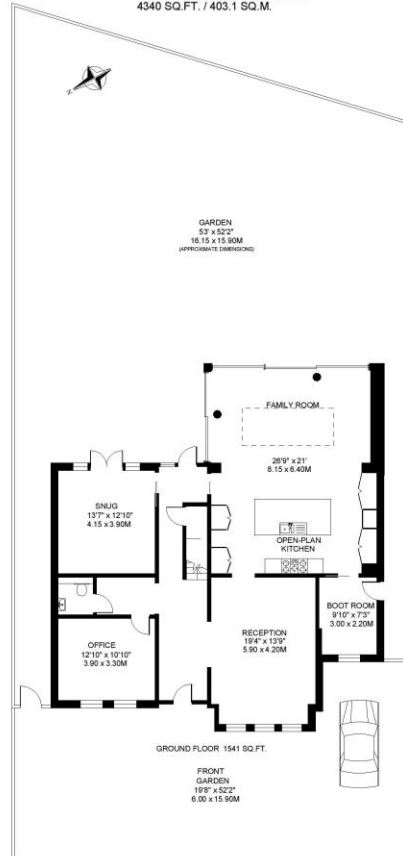
Thirlmere Road forms part of a conservation area which is a popular enclave of good quality family housing adjacent to Tooting Bec Common. There is an attractive parade of shops including a popular coffee shop nearby on Moyser Road in the area known locally as Furzedown. Transport can be found at Streatham Train Station (City Thameslink) and Tooting Bec Underground Station. In addition, there are a number of good state and private schools nearby (subject to entrance and catchment each year).

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



THIRLMERE ROAD  
LONDON SW16

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
3726 SQ.FT / 346.1 SQ.M.  
APPROXIMATE ADDITIONAL AREAS  
CXX = 614 SQ.FT. / 57 SQ.M.  
TOTAL AREAS SHOWN ON PLAN  
4340 SQ.FT. / 403.1 SQ.M.



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This plan is prepared for general information only and should not be relied upon as a statement of fact.  
All measurements are given in approximate only, and have been prepared in accordance with the current edition of the BS5393 Code of Measuring Practice.  
Where a room has a sloping ceiling, the dashed line marks 1.5m height, and the measurements are those of 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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