



 **RAMPTON  
BASELEY**

LOUISVILLE ROAD, SW17 / FREEHOLD



## SW17 / FREEHOLD

**SITUATED ON THIS SOUGHT-AFTER RESIDENTIAL STREET IS THIS EXTREMELY WELL-PRESENTED VICTORIAN FAMILY HOUSE. THE FLOOR AREA MEASURES APPROXIMATELY 2,330 SQ FT WITH ACCOMMODATION ARRANGED OVER THREE FLOORS.**

There are two reception rooms on the ground floor, the front reception room boasts an original grand fireplace with built-in units flanking the chimney breast. There is also a square bay window and a wide set of steps that lead to the second reception room which is situated in the centre of the ground floor. To the rear there is an impressive kitchen breakfast room which has been extended into the side return. There is a glazed roof and two pairs of French doors open to an attractive garden which will be perfect for entertaining in the warmer summer months.

The principal bedroom can be found on the first floor boasting a luxurious en-suite bathroom and plenty of built in storage. Four further bedrooms and a second bathroom are arranged on the upper levels.

A cellar and second-floor eaves storage provide ample amounts of storage and potential for further development, subject to the usual consents.

Louisville Road is an extremely popular street situated in a residential area known locally as The Heaver Estate. The open spaces of Tooting Bec Common are at the end of the road and transport can be found at Tooting Bec Underground, or Balham Overground. The area is well known for its abundance of good state and private schools (which are subject to catchment and entrance).

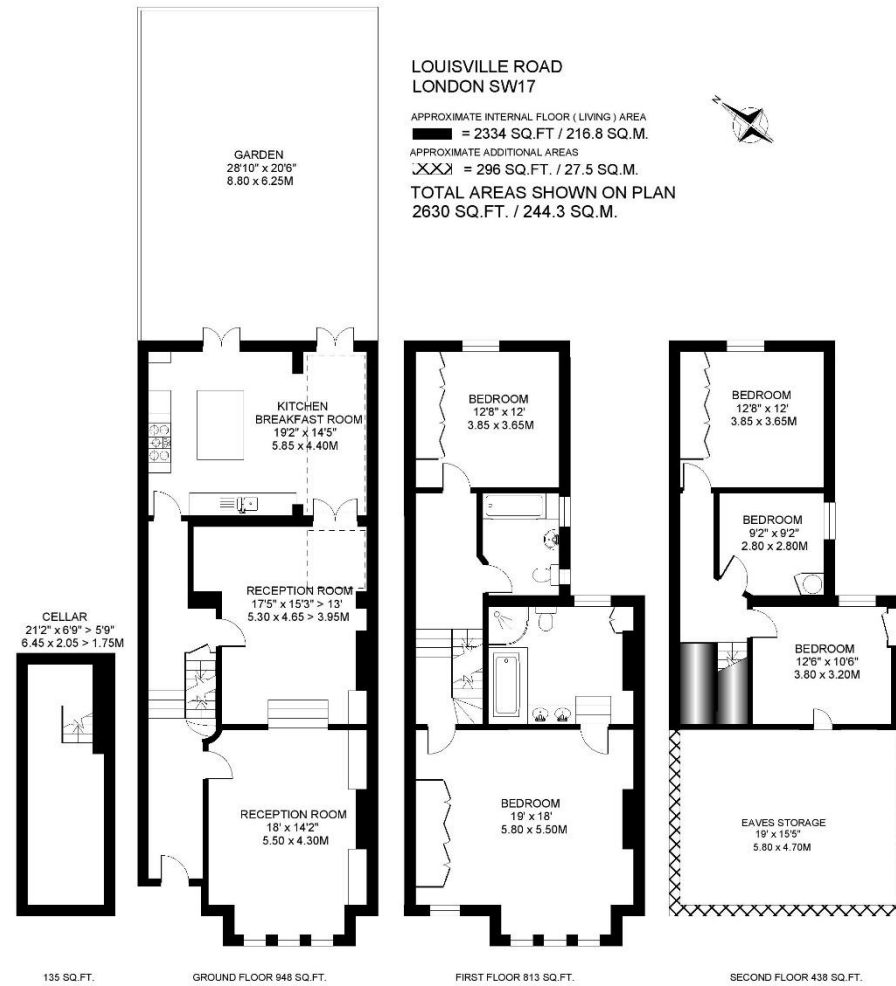
Council Tax Band: G | EPC: D | Tenure: Freehold



**FIVE BEDROOMS | TWO BATHROOMS  
| TWO RECEPTION ROOMS | OPEN  
PLAN KITCHEN | GARDEN | CELLAR  
| EAVES STORAGE**







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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.



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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