



**RAMPTON  
BASELEY**

ASHNESS ROAD, SW11 / FREEHOLD

## SW11 / FREEHOLD

**A RARE FIND ON THIS POPULAR AND QUIET RESIDENTIAL STREET, THIS FIVE-BEDROOM HOUSE IS PRESENTED IN VERY GOOD DECORATIVE ORDER AND BENEFITS FROM GREAT SCOPE FOR FURTHER DEVELOPMENT INTO THE SIDE RETURN. THE PROPERTY RETAINS MANY OF ITS ORIGINAL FEATURES AND ALSO BENEFITS FROM AN EXCELLENT POSITION CLOSE TO POPULAR SCHOOLS.**

The double reception room boasts high ceilings with intricate coricing, an elegant feature fireplace, bespoke cabinetry and shelving, wooden floors and a large bay window which floods the room with light. To the rear of the ground floor is the bright kitchen breakfast room with a good range of wooden wall and base units and integrated appliances. There is plenty of space for a dining table as well as comfortable seating, and glazed French doors open onto the walled, south-facing patio garden.

Three good-sized bedrooms are arranged on the first floor along with a family bathroom with shower over bath. The larger of the rooms to the front benefits from the bay window, built-in wardrobes and wooden floors; the double bedroom adjacent also has built-in storage. The bedroom to the back has a beautiful feature fireplace and overlooks the gardens and is currently used as an ideal study.

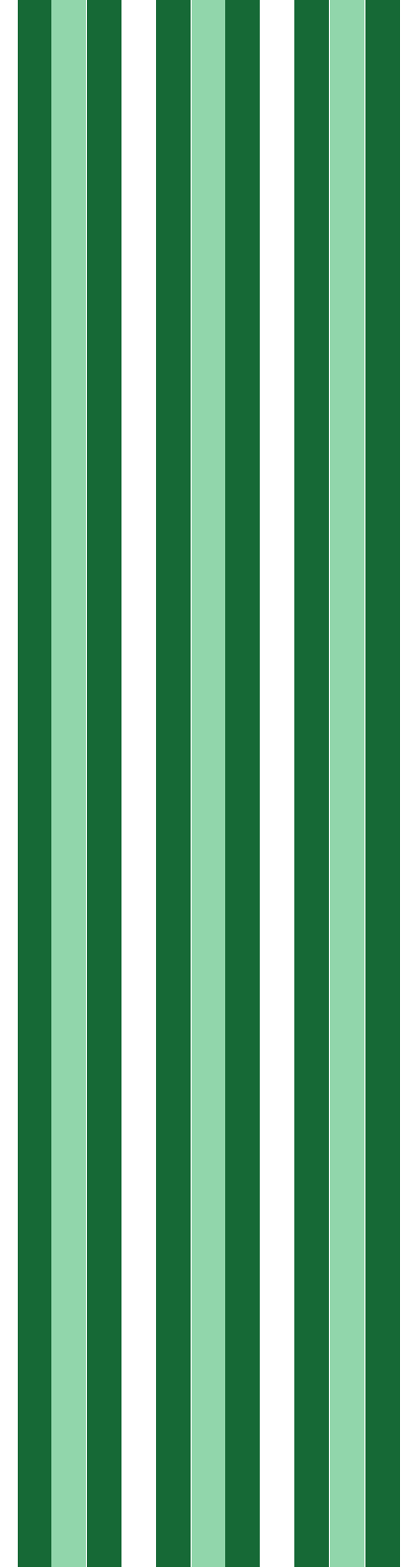




DOUBLE RECEPTION ROOM | KITCHEN  
BREAKFAST ROOM | FIVE BEDROOMS |

BATHROOM | SHOWER ROOM |  
GARDEN | CELLAR





# SW11 / FREEHOLD

Stairs lead up to the second floor and two further double bedrooms and a shower room. The larger bedroom is wonderfully bright thanks to the Velux windows and the Juliet balcony and benefits from eaves storage. Additional storage can also be found in the substantial cellar.

Ashness Road runs between Webb's Road and Leathwaite Road in the area known as 'Between the Commons'. The house is well positioned for a number of popular state and independent schools, subject to catchment and places each year. The amenities of Northcote Road are just down the road, and excellent transport can be found at either Clapham Junction Overground or Clapham South Underground, both a 15-minute walk away. The wide-open green spaces of Clapham Common and Wandsworth Common are also within easy reach.

Council Tax Band: F | 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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