



 **RAMPTON
BASELEY**

BROOMWOOD ROAD, SW11 / FREEHOLD

SW11 / FREEHOLD

THIS STUNNING MID-TERRACE, WIDER-THAN-AVERAGE FIVE-BEDROOM VICTORIAN FAMILY HOME IS VERY WELL LOCATED ON A POPULAR RESIDENTIAL STREET BETWEEN THE COMMONS. THE PROPERTY IS ARRANGED OVER THREE FLOORS, MEASURING OVER 2,350 SQ FT, WITH A GREAT SENSE OF LIGHT AND SPACE AND GRAND PROPORTIONS IN ALL THE PRINCIPAL ROOMS.

Positioned on the ground floor to the front of the property is a superb double reception room which has a wonderful open feel. The room boasts a large bay window, high quality oak wood floors, a striking feature fireplace and bespoke built-in cabinetry to the rear of the space. A doorway leads through from here into the bright and spacious kitchen breakfast room, also accessed off the hallway. Extended into the side return, there is excellent space for both entertaining and everyday living. The kitchen itself has been fitted with contemporary high gloss wall and base units, fully integrated appliances and white marble worksurfaces. A large island/breakfast bar separates the kitchen area from the dining area and the room is flooded with light via the striking lightwells and the floor-to-ceiling sliding doors. The patio garden is easy to maintain and surrounded by attractive fencing and a pretty flowerbed. A downstairs cloakroom completes the ground floor accommodation.

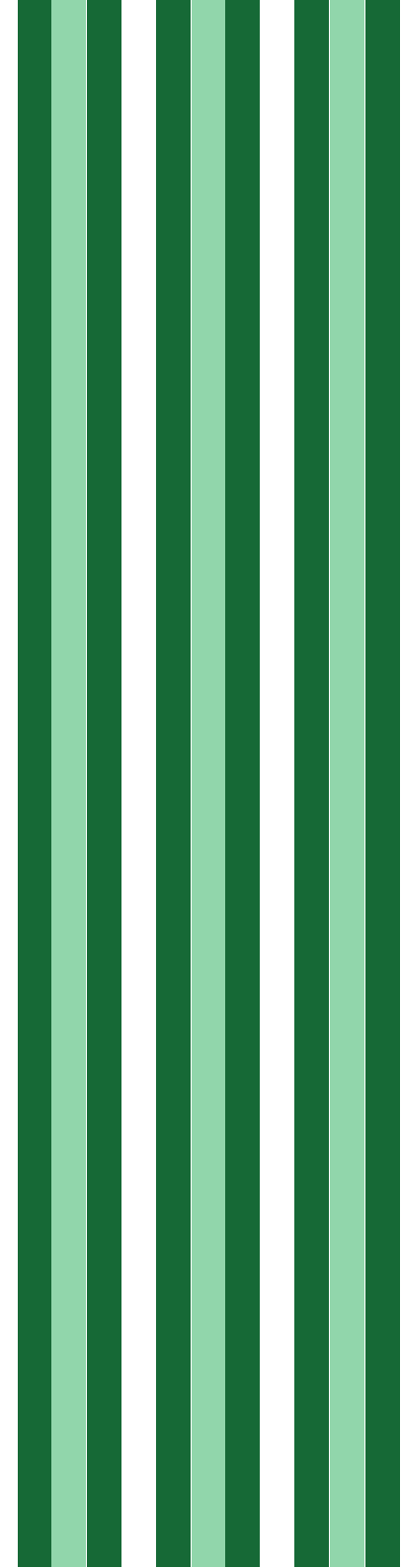




**DOUBLE RECEPTION ROOM | KITCHEN
BREAKFAST ROOM | FIVE DOUBLE
BEDROOMS | EN SUITE SHOWER ROOM**

**BATHROOM | SHOWER ROOM |
DOWNSTAIRS CLOAKROOM | GARDEN
| CELLAR | WIDER-THAN-AVERAGE**





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Three double bedrooms are to be found on the first floor; the largest is to the front of the property and benefits from the bay window, a feature fireplace, high ceilings and built-in cabinetry which flanks the chimney breast. This room is currently used as an excellent and spacious family room. A shower room completes this level.

Stairs lead up to the second floor with a double bedroom and a family bathroom. The loft, on the 3rd floor has been converted into a larger double bedroom with a lovely Juliet balcony overlooking the garden with rooftop views. This top floor double bedroom has an en suite shower room and is completed by built-in wardrobes.

There is good additional storage in the eaves and the cellar.

This impressive family house is situated on Broomwood Road close to Webb's Road and near the wide-open spaces of both Clapham Common and Wandsworth Common. Northcote Road is within easy walking distance and there are number of popular state and independent schools nearby (subject to catchment and places each year). Transport links can be found at Clapham South Tube which is approximately a ten-minute walk away, and at Clapham Junction Overland.

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



BROOMWOOD ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 2365 SQ.FT / 219.7 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 XXXX = 119 SQ.FT / 11 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 2484 SQ.FT / 230.7 SQ.M.



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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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