



 RAMPTON
BASELEY

GRANARD ROAD, SW12 / FREEHOLD

SW12 / FREEHOLD

POSITIONED ON ONE OF THE MOST SOUGHT-AFTER STREETS BETWEEN THE COMMONS, IS THIS BEAUTIFUL VICTORIAN HOUSE. THE PROPERTY MEASURES APPROXIMATELY 2,350 SQUARE FEET AND IS ARRANGED OVER THREE FLOORS WITH GOOD PROPORTIONS IN ALL OF THE PRINCIPAL ROOMS AND HAS A TREMENDOUS SENSE OF LIGHT AND SPACE THROUGHOUT.

As you enter the property, there is a spacious reception room which leads off to the right with lovely features such as a large bay window, feature fireplace and beautiful intricate ceiling coricing. The hallway leads through to the expansive open plan kitchen family room which has been beautifully designed and well thought through with an informal seating area, dining area and kitchen, creating the perfect space for everyday family living and entertaining. The kitchen itself boasts plenty of smart wall and base units, integrated appliances and smart worksurfaces. Huge skylights and concertina doors that open out the garden allow in an abundance of natural light. The garden itself is spacious & boasts a patio area and shrubbery. A utility room and a separate cloakroom completes the ground floor accommodation. A cellar also provides good storage and potential to further develop (subject to the usual consents).

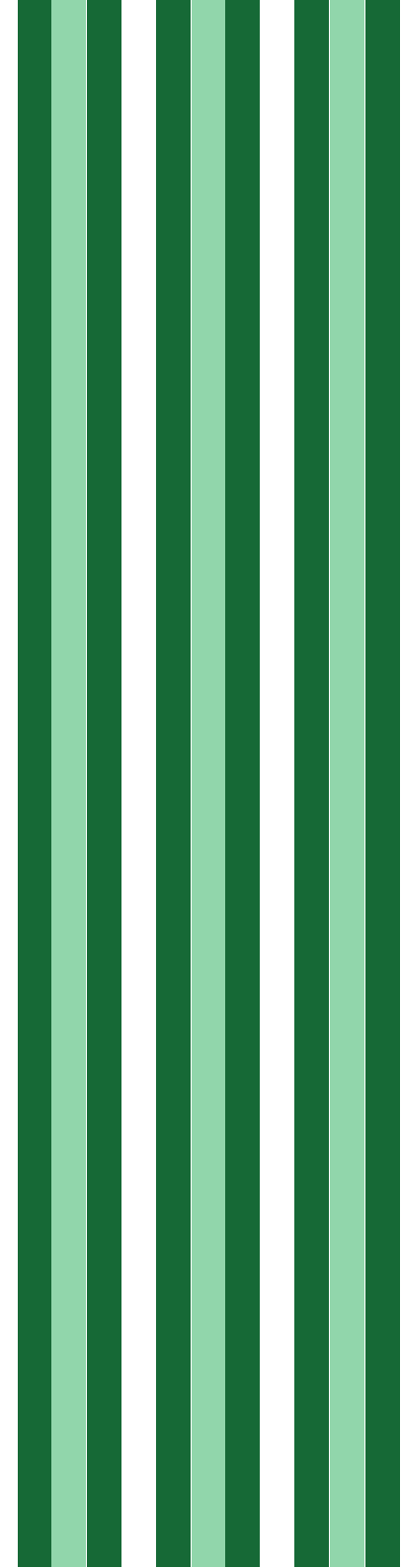




**FIVE BEDROOMS | TWO BATHROOMS |
RECEPTION ROOM | KITCHEN FAMILY
ROOM**

**UTILITY ROOM | DOWNSTAIRS
CLOAKROOM | GARDEN | CELLAR**



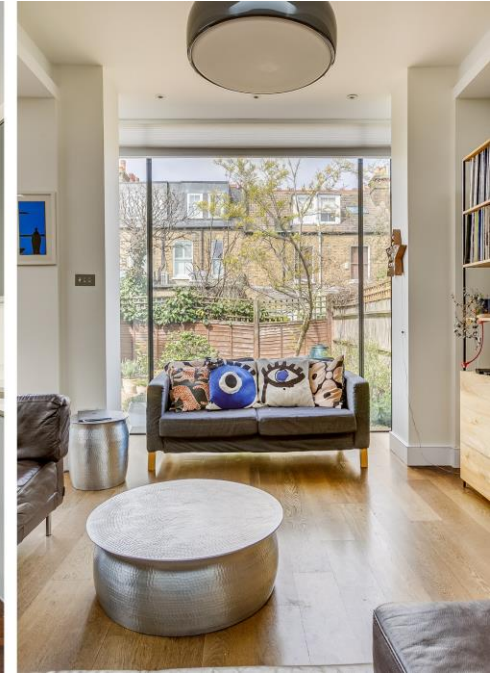


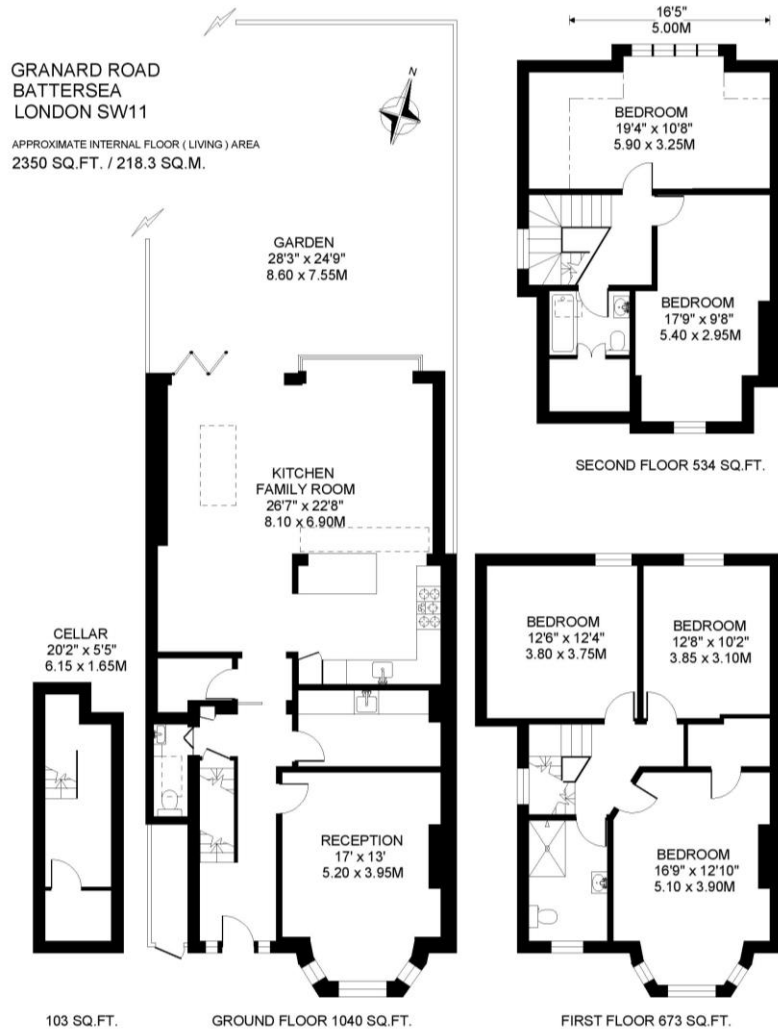
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The master bedroom can be found towards the front of the first floor and benefits from a large bay window that floods the room with light & a pretty feature fireplace. Two additional double bedrooms & a spacious bathroom with a walk-in shower can be found on the same floor. Two further double bedrooms and an additional bathroom are arranged over the second floor.

Granard Road is a highly desirable street running down from Wandsworth Common, consisting of substantial Victorian family houses. The house is superbly located for the shops, bars and restaurants of both Bellevue Road and Northcote Road. Excellent transport links are provided by Wandsworth Common over ground and Clapham South tube stations.

Council Tax Band: G | 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.



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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