



**RAMPTON
BASELEY**

LEATHWAITE ROAD, SW11 / FREEHOLD

SW11 / FREEHOLD

A BEAUTIFULLY PRESENTED FOUR-BEDROOM FAMILY HOUSE, POSITIONED ON A SOUGHT-AFTER RESIDENTIAL STREET BETWEEN THE COMMONS. THE HOUSE HAS BEEN EXTENDED ON THE GROUND FLOOR INTO THE REAR AND ON THE TOP FLOOR INTO THE LOFT SPACE, IN TOTAL THE ACCOMMODATION MEASURES APPROXIMATELY 2,181 SQ FT.

The ground floor boasts a spacious double reception room which benefits from a large bay window, ceiling mouldings and high ceilings. The superb kitchen/family room is situated at the rear of the property and is fitted with modern gloss units, integrated appliances, an island/ breakfast bar, and benefits from ample space for a large dining table which makes the room great for entertaining as well as everyday living. Bi-fold doors open onto a pretty patio garden.

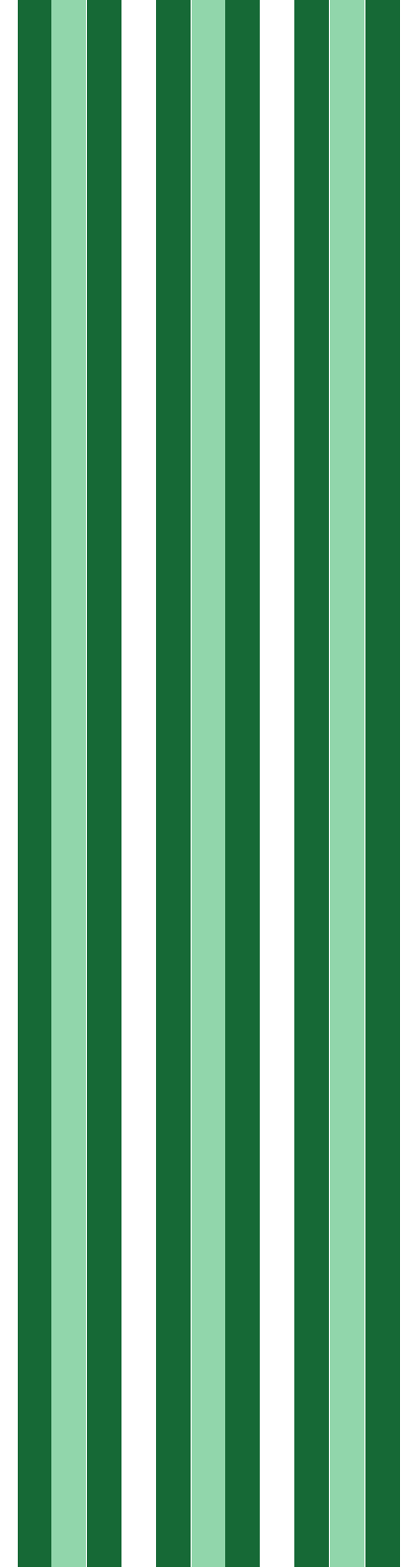




OPEN PLAN RECEPTION ROOM |
KITCHEN / FAMILY ROOM | GARDEN |

FOUR BEDROOMS | FOUR EN SUITE
BATHROOMS | EXCELLENT LOCATION





SW11 / FREEHOLD

The first floor is comprised of two double bedrooms. The primary bedroom is located to the front of this floor and benefits from an abundance of natural light, bay window, walk-through wardrobe, and a modern en suite bathroom which features a bath and separate shower. The second double bedroom is situated to the rear of this floor with an ensuite shower room. A further two double bedrooms are located on the second floor both with en suite shower rooms.

The property also benefits storage in the cellar and eaves.

This excellent house is situated on Leathwaite Road in the popular area known as 'Between the Commons' and is well located for a number of popular state and independent schools (subject to catchment each year). The amenities of Northcote Road are just minutes away and transport can be found at Clapham Junction which is also within easy walking distance. The wide-open spaces of both Wandsworth Common and Clapham Common are also nearby.

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 BS5573 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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