



 RAMPTON  
BASELEY

RIGGINDALE ROAD, SW16 / FREEHOLD

## SW16 / FREEHOLD

**THIS STRIKINGLY HANDSOME SIX-BEDROOM, DOUBLE-FRONTED, DETACHED VICTORIAN FAMILY HOUSE IS SET ON ONE OF THE MOST DESIRABLE TREE-LINED STREETS OFF TOOTING BEC COMMON. IMMACULATEDLY PRESENTED THROUGHOUT AND WITH EXCELLENT PROPORTIONS AND AN ABUNDANCE OF NATURAL LIGHT, THE HOUSE MEASURES APPROXIMATELY 3,153 SQ FT INCLUDING A FANTASTIC SELF-CONTAINED GARDEN HOUSE. SET WELL BACK FROM THE ROAD, THE PROPERTY ALSO BOASTS A LARGE PRIVATE DRIVEWAY WITH OFF-STREET PARKING AND A BACK GARDEN OF OVER 60 FT WITH SIDE ACCESS.**

The wide hallway is central to the house with an elegant reception room on either side. Both rooms benefit from high ceilings with intricate cornicing, painted wooden floors, stunning stone feature fireplaces and large and attractive bay windows which flood the rooms with light. The hallway leads through to the expansive kitchen breakfast room which is arranged across the entire lateral space of the back of the house. The room is also accessed through a wide opening off the back of one of the reception rooms, giving the space an excellent 'broken-plan' adaptability and making it ideal for modern day family living and entertaining.

The kitchen itself has an excellent range of modern wall and base units with integrated appliances including a range oven, granite worksurfaces and an island. There is plenty of room for a dining table and a downstairs cloakroom is tucked to the side. The entire space is wonderfully bright thanks to the windows and French doors which open to the garden, as well as the dual aspect offered from the reception room adjacent.

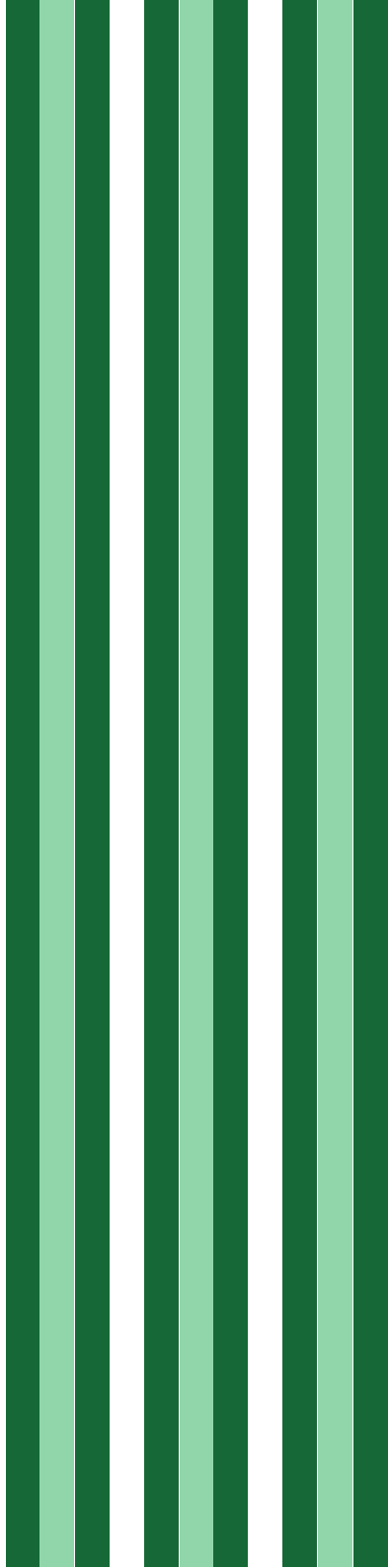
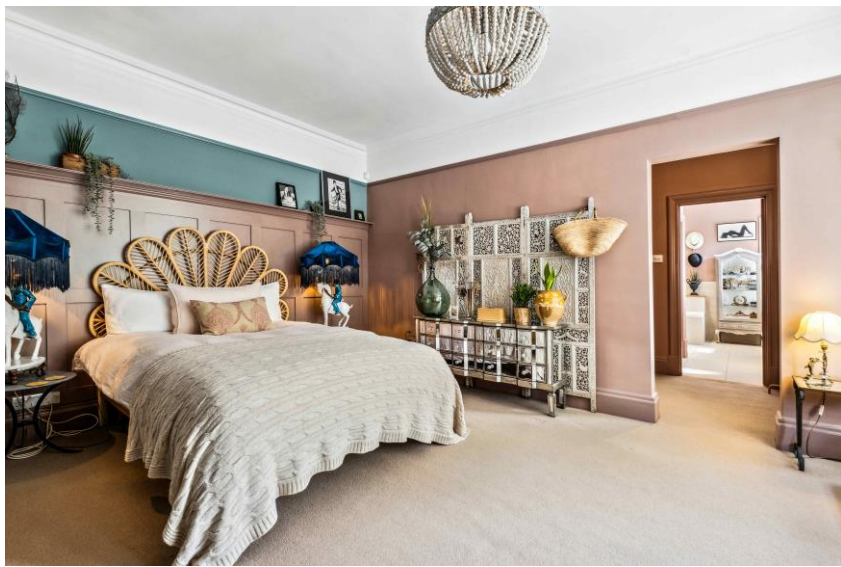




**TWO RECEPTION ROOMS | KITCHEN  
BREAKFAST ROOM | PRINCIPAL SUITE |  
FIVE FURTHER BEDROOMS | THREE  
FURTHER BATHROOMS**

**60 FT GARDEN | SELF-CONTAINED  
GARDEN HOUSE | FRONT DRIVEWAY |  
OFF-STREET PARKING | CELLAR | SIDE  
ACCESS**





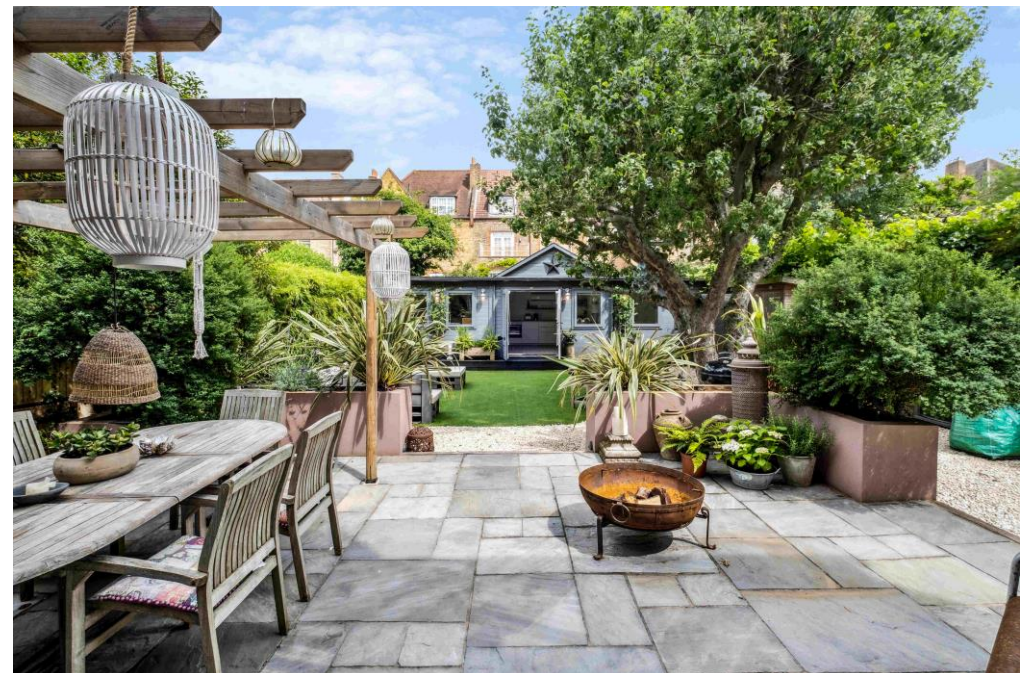
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The garden terrace, which has a pagoda over the dining area, leads onto easi-grass which is ideal for comfortable seating making the entire space perfect for family life and al fresco eating and entertaining. Surrounded by mature trees, shrubs and raised borders, there is a great sense of privacy. At the end is an attractive garden house which offers self-contained open-plan accommodation of a double bedroom, shower room, reception room and kitchen. Extremely well-designed to maximise the light and space, this is a fantastic addition to the house offering excellent separate living space.

The principal suite is arranged to the front of the first floor and benefits from high ceilings, large sash windows, a walk-in wardrobe and a luxurious and spacious en suite bathroom with freestanding bath and walk-in shower. At the back of the house is another good-sized double bedroom, a stylish shower room and a useful utility room. Stairs lead up to the second floor and three further excellent double bedrooms and a large family bathroom. Good storage can be found in the substantial cellar.

Riggingdale Road is a highly sought-after residential street, situated just off the wide-open spaces of Tooting Bec Common. It is ideally placed for the many local shops, restaurants and amenities of Streatham, Tooting Bec and Balham, with the tennis courts and Tooting Bec Lido close by. Streatham Overland station is a short walk away with regular connections into the City, and both Balham and Tooting Bec Underground stations are also within easy reach. A number of popular state and independent schools are nearby, subject to catchment each year.

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



**Riggindale Road, SW16**  
**Gross internal area (approx)**  
**252.97 sq m / 2723 sqft**  
**Excluding Out Building 39.95 sq m / 430 sqft**



Key:  
 CH - Ceiling Height



**Cellar**      **Ground Floor**  
**For Identification Only. Not To Scale.**  
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**First Floor**      **Second Floor**

**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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