



**RAMPTON  
BASELEY**

EVERSLEIGH ROAD, SW11 / FREEHOLD

# SW11 / FREEHOLD

**POSITIONED ON WHAT IS REGARDED AS ONE OF THE BEST STREETS WITHIN THE SHAFTESBURY ESTATE IS THIS STUNNING THREE-BEDROOM HOUSE. ARRANGED OVER THREE FLOORS, THE PROPERTY OFFERS APPROXIMATELY 1,017 SQ FT OF BEAUTIFULLY PRESENTED LIVING SPACE, WITH A WONDERFUL GARDEN AND FANTASTIC GARDEN STUDIO.**

Set at the front of the property on the ground floor is a bright reception room which boasts excellent built-in shelving, wooden floors and a pretty sash window. The kitchen breakfast room is to the rear of the house and has been extended into the side return to create a bright living space which opens up onto the garden. The kitchen is well equipped with an excellent range of white wall and base units, white quartz worksurfaces, fully integrated appliances and a peninsula island. There is plenty of space for both comfortable seating and a dining table, and bi-fold doors run across the full width of the back of the house. The garden is laid with a patio and easigrass and is ideal for eating or entertaining al fresco during the warmer months. To the back is an attractive, wooden studio, which is currently used as a home office but could also be a gym, yoga studio or playroom. A downstairs cloakroom completes the accommodation on the ground floor.

Situated on the upper floors are three bedrooms, all benefitting from built-in wardrobes. The lovely family bathroom has a freestanding bath and separate shower, and the double bedroom on the top floor has an en suite wc.

Eversleigh Road is an attractive residential street that forms part of a popular enclave off Latchmere Road. This excellent house is close to the shops and restaurants on Battersea Park Road and Lavender Hill. Transport north of the river and to the City can be found on Battersea Park Road and Battersea Bridge Road, and Clapham Junction provides further transport and shopping opportunities. The wide-open spaces of Clapham Common and Battersea Park are both within easy walking distance and a number of popular schools are also nearby (subject to catchment each year).

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



**RECEPTION ROOM | OPEN-PLAN  
KITCHEN BREAKFAST ROOM |  
DOWNSTAIRS WC | THREE  
BEDROOMS | FAMILY BATHROOM |  
EN SUITE WC | GARDEN |  
GARDEN STUDIO**

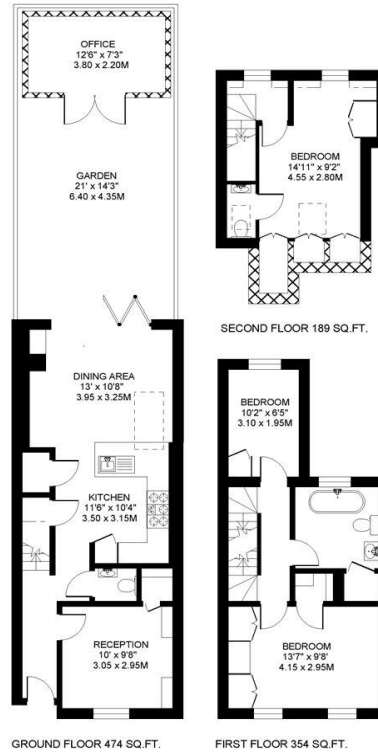


EVERSLEIGH ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 = 1017 SQ.FT / 94.5 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 = 115 SQ.FT / 10.7 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 1132 SQ.FT / 105.2 SQ.M.



CONTRACT  
 ROOMS ARE PRODUCED FOR "RAMPTON BASELEY" BY www.ramptonbaseley.co.uk  
 The client is responsible for the accuracy of the data, which is provided as a guide only and should not be relied upon as a statement of fact.  
 All dimensions are given in feet and inches, and the measurements are taken at floor level.  
 Where a room has a sloping ceiling the height is given in feet and inches, and the measurements are taken 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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