



**RAMPTON  
BASELEY**

ALFRISTON ROAD, SW11 / FREEHOLD

## SW11 / FREEHOLD

**A SUPERB FIVE-BEDROOM, WIDER-THAN-AVERAGE EDWARDIAN FAMILY HOUSE SITUATED ON A POPULAR RESIDENTIAL STREET BETWEEN THE COMMONS. THE ACCOMMODATION MEASURES APPROXIMATELY 1,923 SQ FT AND HAS A GREAT SENSE OF NATURAL LIGHT AND SPACE, RETAINING PLENTY OF ORIGINAL PERIOD FEATURES AND EXCELLENT PROPORTIONS IN ALL THE PRINCIPAL ROOMS, WITH THE ADDED BENEFIT OF DOUBLE-GLAZED WINDOWS AND DOORS THROUGHOUT.**

The front door opens to a light and airy entrance hall with stunning tiled floor. The elegant reception room is set to the front of the house with a striking feature fireplace, bespoke cabinetry and shelving flanking the chimney breast, high ceilings and a large square bay window which floods the room with light. The wonderfully bright and extremely spacious kitchen breakfast room is at the back of the property and is ideal for everyday living and entertaining.

The kitchen itself has a good range of cream gloss wall and base units, integrated appliances and granite worksurfaces. Wooden floors add to the great feeling of light, as do the large roof lights, the picture window, a glazed bi-fold door and another door which opens onto the garden. The well-maintained landscaped garden has been laid with a terrace and easi-grass and is surrounded by mature plantings, with a shed ideal for storage. A downstairs cloakroom completes the accommodation on the ground floor.

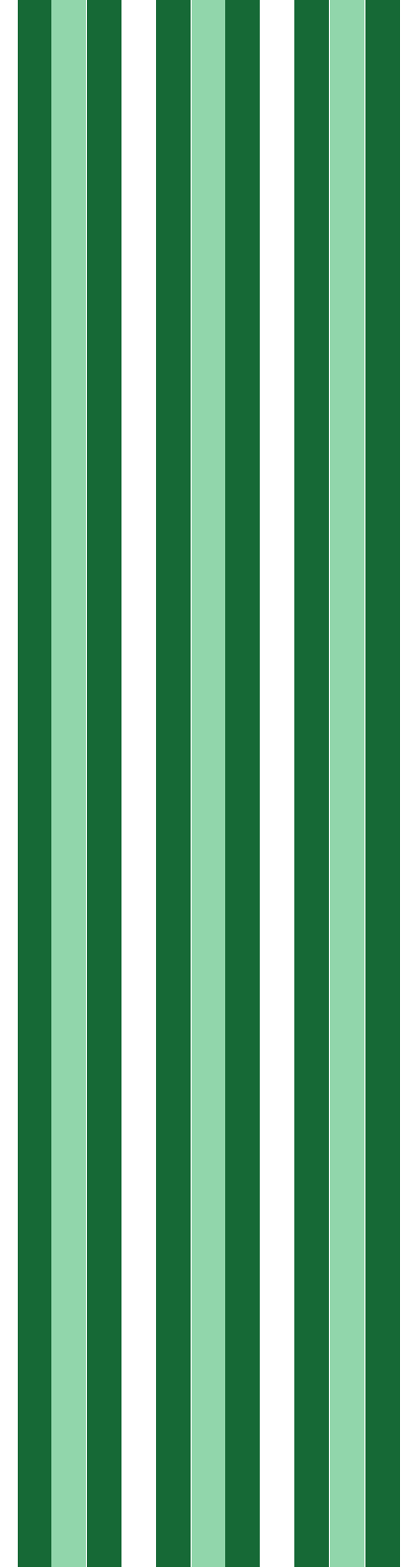




**DOUBLE RECEPTION ROOM | KITCHEN  
BREAKFAST ROOM | FIVE BEDROOMS |**

**FAMILY BATHROOM | SHOWER ROOM |  
GARDEN | CELLAR**





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Three bedrooms are arranged on the first floor, the larger two with built-in wardrobes, and the principal bedroom to the front also benefitting from the large bay window. The third bedroom is currently used as a child's room but would also be ideal as a study. A shower room completes this level.

Stairs lead up to the second floor which benefits from two full-height front and rear dormers. The space offers two further double bedrooms, one with built-in wardrobes and both with lovely rooftop views, and a family bathroom. Additional storage can be found in the cellar, which has potential for development, subject to the usual consents.

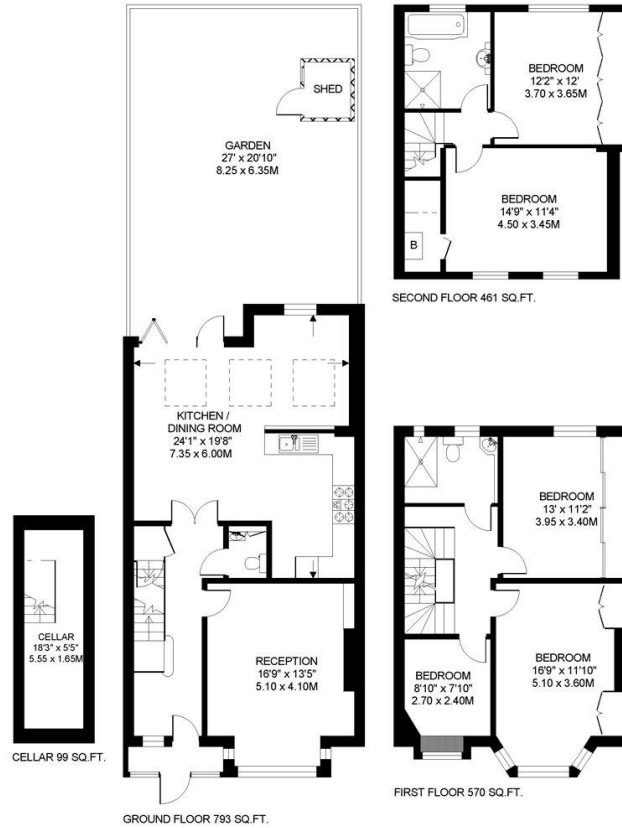
This handsome house is conveniently located on Alfriston Road close to Clapham Common. The amenities of Northcote Road are within easy walking distance and transport can be found at either Clapham Junction Overland or Clapham South Tube. A number of good state and private schools are nearby, subject to catchment and places each year.

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



ALFRISTON ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 = 1923 SQ.FT / 178.6 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 = 22 SQ.FT / 2 SQ.M.  
 TOTAL AREAS SHOWN ON PLAN  
 1945 SQ.FT / 180.6 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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