



 RAMPTON  
BASELEY

TAYBRIDGE ROAD, SW11 / FREEHOLD

## SW11 / FREEHOLD

**SITUATED ON A POPULAR RESIDENTIAL STREET JUST MOMENTS FROM CLAPHAM COMMON, THIS FANTASTIC SEMI-DETACHED, FIVE-BEDROOM FAMILY HOUSE HAS BEEN DESIGNED WITH MODERN FAMILY LIVING IN MIND. THE PROPERTY HAS BEEN EXTENDED INTO SIDE RETURN ON THE GROUND FLOOR AND INTO THE LOFT SPACE TO CREATE OVER 1,780 SQ FT OF LIVING SPACE. THE HOUSE RETAINS A NUMBER OF ORIGINAL VICTORIAN FEATURES AND BENEFITS FROM SIDE ACCESS INTO THE GARDEN.**

The elegant double reception room has an abundance of period character with twin feature fireplaces, intricate ceiling cornicing, bespoke cabinetry and shelving and a large bay window which floods the room with light. The kitchen breakfast room is to the rear of the house and is accessed off both the reception room and the hallway, beyond the downstairs cloakroom. The room is wonderfully bright thanks to the bi-fold doors onto the garden and large roof lights. There is plenty of space for a dining table and the kitchen itself has been fitted with a good range of wall and base units, integrated appliances, granite worksurfaces and an island/breakfast bar. The landscaped garden is perfect for al fresco dining and entertaining during the summer months with terrace, easi-grass and raised borders. Side access directly to the road is ideal for bikes and muddy boots or dogs after walking on the common.

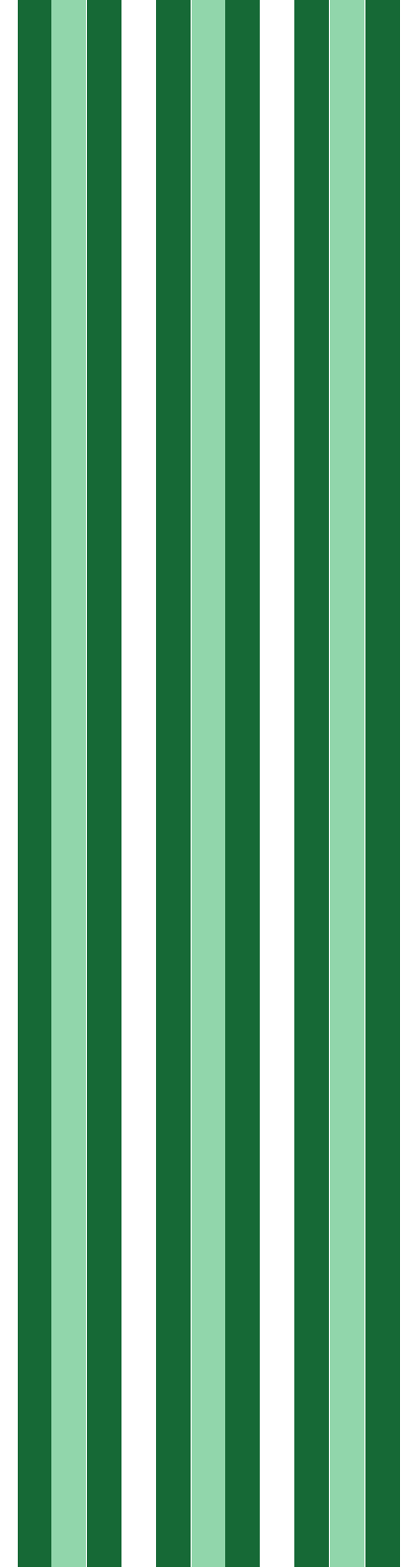




DOUBLE RECEPTION ROOM | KITCHEN  
BREAKFAST ROOM | PRINCIPAL SUITE |  
FOUR FURTHER BEDROOMS |

FAMILY BATHROOM | SHOWER ROOM |  
UTILITY ROOM | DOWNSTAIRS  
CLOAKROOM | GARDEN | SIDE  
ACCESS | SUBSTANTIAL CELLAR





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The principal suite is arranged to the front of the first floor and boasts two large sash windows, excellent bespoke built-in wardrobes and a luxurious en suite bathroom with freestanding bath and walk-in shower. Another bedroom and family bathroom together with utility room complete the accommodation on this level. Stairs lead up to the second floor and three more bedrooms, one of which would make an ideal study, plus a shower room.

Substantial storage can be found in the eaves and the large cellar which has the potential for further development, subject to the usual consents.

Taybridge Road is a well-regarded street in the residential area known as the Northside. The house is well positioned for a number of sought-after state and independent schools (subject to catchment and places each year). Transport can be found at either Clapham Junction Overground or Clapham Common Underground on the Northern Line. The amenities of Clapham Old Town, Northcote Road and Clapham Junction are all within easy walking distance and the wide-open spaces of Clapham Common are literally at the end of the road.

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



TAYBRIDGE ROAD  
BATTERSEA  
LONDON SW11

LIVING SPACE ABOVE GROUND EXCLUDING THE CELLAR

■ = 1781 SQ.FT. / 165.4 SQ.M.

LIVING SPACE INCLUDING THE CELLAR

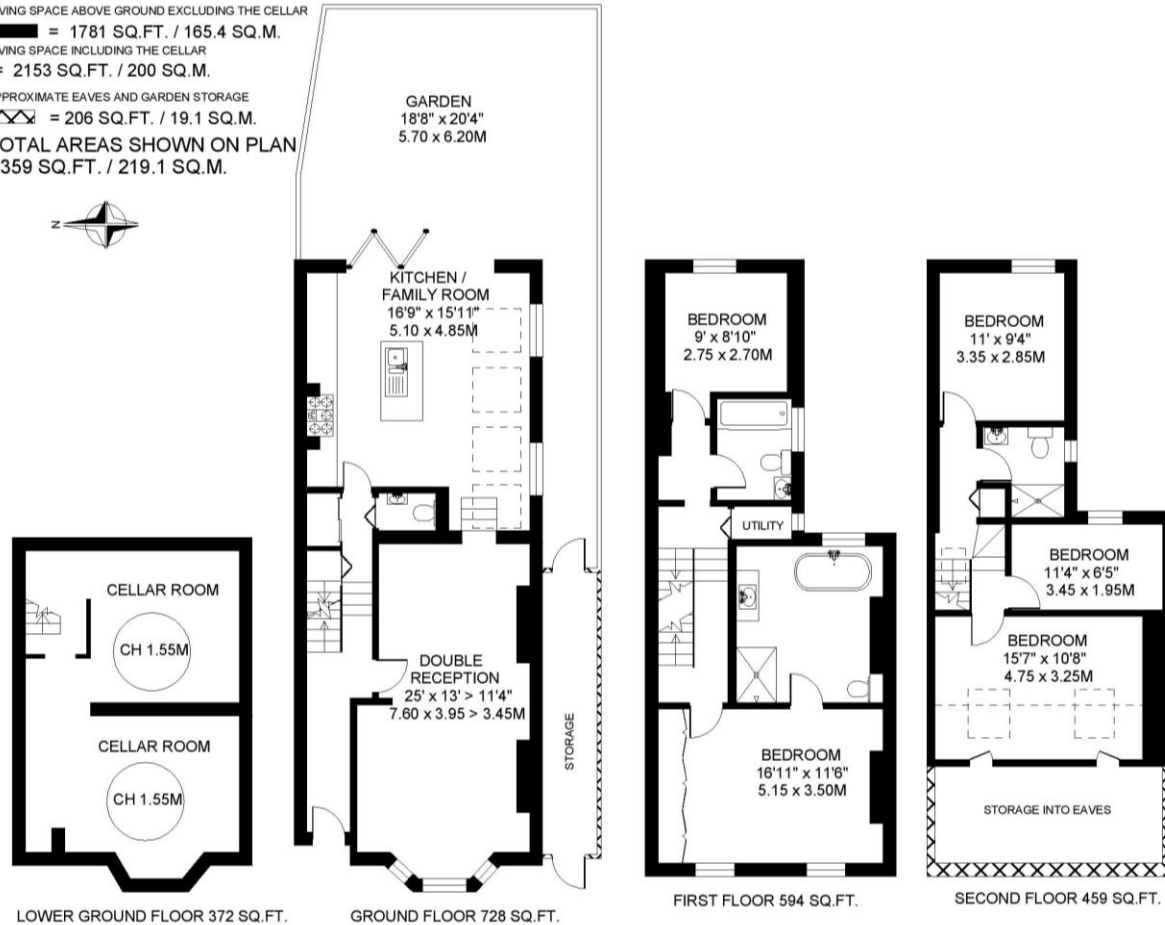
■ = 2153 SQ.FT. / 200 SQ.M.

APPROXIMATE EAVES AND GARDEN STORAGE

⊗ = 206 SQ.FT. / 19.1 SQ.M.

TOTAL AREAS SHOWN ON PLAN

2359 SQ.FT. / 219.1 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.



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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