



 RAMPTON  
BASELEY

CANFORD ROAD, SW11 / FREEHOLD



## SW11 / FREEHOLD

**THIS SUPERB FOUR-BEDROOM EDWARDIAN FAMILY HOME MEASURES APPROXIMATELY 2,062 SQ FT AND HAS BEEN EXTENSIVELY RENOVATED BY THE CURRENT OWNERS. IDEALLY POSITIONED ON THIS SOUGHT-AFTER RESIDENTIAL STREET BETWEEN THE COMMONS, THIS BEAUTIFULLY PRESENTED HOUSE BOASTS A TREMENDOUS SENSE OF LIGHT AND SPACE WITH EXCELLENT PROPORTIONS IN ALL THE PRINCIPAL ROOMS.**

The front door opens to an attractive entrance hall which leads to a grand double reception room. There are plentiful period features including a beautiful square bay window which floods the room with light thanks to its south-westerly aspect, an elegant Edwardian fireplace and stunning oak flooring. The rear of the reception room opens to a particularly spacious kitchen family room, also accessed from the hallway beyond a downstairs cloakroom. The kitchen has been extended into the side return, with fully retractable floor-to-ceiling doors which open onto the pretty, landscaped garden. The kitchen itself is finished with a classic in-frame design in the modern Shaker-style, with an excellent range of wall and base units, bespoke granite worksurfaces, integrated appliances and a large island. There is plenty of space for entertaining as well as everyday family living.



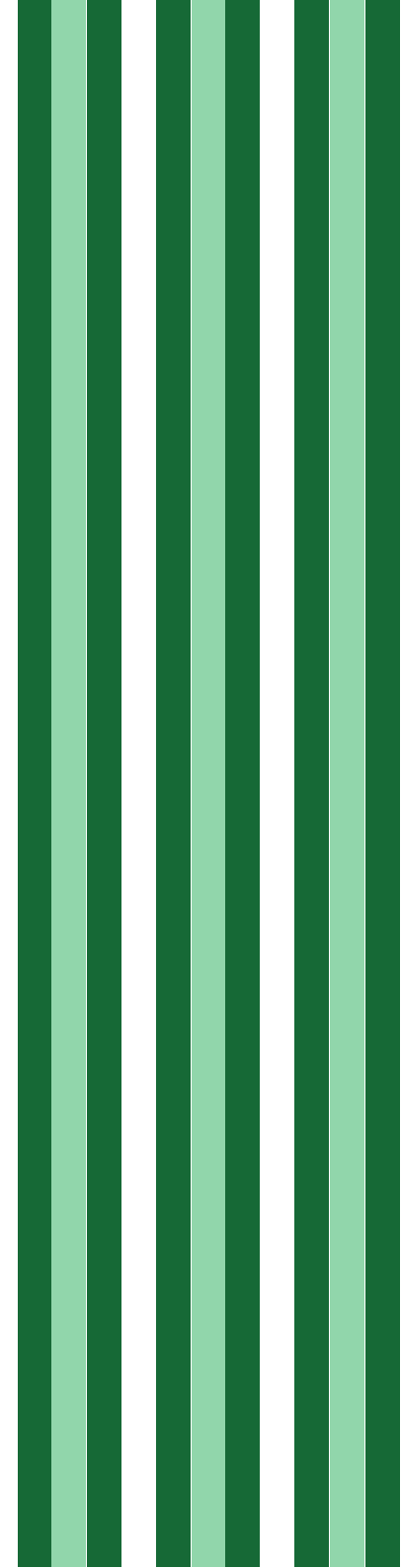
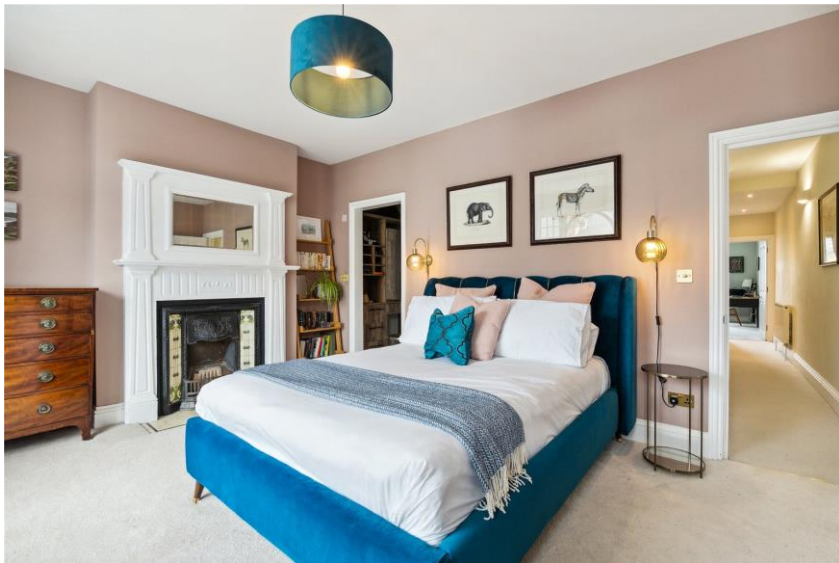


DOUBLE RECEPTION ROOM |  
KITCHEN BREAKFAST ROOM |  
PRINCIPAL SUITE |

THREE FURTHER BEDROOMS | TWO  
FUTHER BATHROOMS | DOWNSTAIRS  
CLOAKROOM | GARDEN | CELLAR







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The stunning principal bedroom is situated on the first floor with a walk-through dressing room and a luxurious en suite bathroom with both freestanding bath and walk-in shower. Another double bedroom and shower room complete the accommodation on this level.

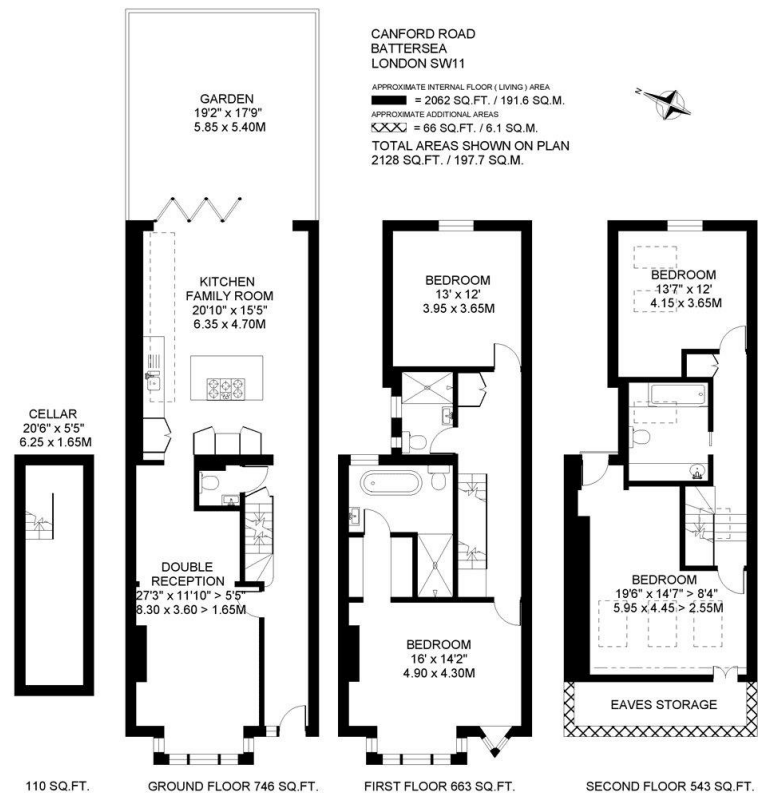
Stairs lead up to the second floor where a fantastic loft extension has created two good-sized double bedrooms and a stunning family bathroom. The larger of the two bedrooms has an incredibly high ceiling and large Velux windows making it a wonderfully bright space, and the bathroom has been cleverly designed with stylish bespoke storage.

In addition, there is plenty of storage in the eaves as well as the cellar, which has the potential for further development, subject to usual consents.

Canford Road is a quiet residential street in the popular area known locally as 'Between the Commons'. Transport can be found at both Clapham Junction Overground or Clapham South Tube (Northern Line). The wide-open green spaces of Clapham Common are literally at the end of the street and the amenities of Nothcote Road are also within easy walking distance. There are a number of popular state and private schools nearby, subject to catchment each year.

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





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 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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