



 RAMPTON
BASELEY

TYNEHAM ROAD, SW11 / FREEHOLD

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A STUNNING TWO-BEDROOM HOUSE IN THE TRANQUIL VICTORIAN-ERA SHAFTESBURY ESTATE CONSERVATION AREA. IT OFFERS APPROXIMATELY 984 SQ FT OF LIVING SPACE, INCLUDING A LARGE KITCHEN-DINER AND HOME OFFICE, AND THERE IS EXISTING PLANNING PERMISSION FOR A ROOF EXTENSION. THE PROPERTY IS LIGHT AND SPACIOUS THROUGHOUT AND HAS A SOUTH-WEST-FACING GARDEN.

The Shaftesbury Estate is a stunning conservation area of Victorian cottages, set amid quiet tree-lined streets. This house comes with traditional features including fireplaces and bespoke cabinetry, but also a striking architect-designed rear extension offering a bright, high-ceilinged kitchen-diner entertaining area that is among the largest in the conservation area. Clever use of the interior space means the house also includes a home office, downstairs WC/shower room, and extensive built-in storage. There is also a beautiful patio garden bathed in afternoon sunlight, accessed through striking Crittall-style, full-height glazed doors.

While remaining faithful to the traditional architecture, the property includes a modern Shaker-style kitchen with extensive wall and base units, fully integrated appliances, and a large island. Two good-sized bedrooms are arranged over the first floor, the largest benefitting from substantial built-in wardrobes and two sash windows. The second bedroom has a pretty feature fireplace and overlooks the back garden. The spacious family bathroom has both a freestanding bath and a walk-in shower. Wired networking has been installed from the office to other parts of the house. A large attic provides copious extra storage.

The house comes with existing planning permission to build a roof extension encompassing a third bedroom with an en suite bathroom.

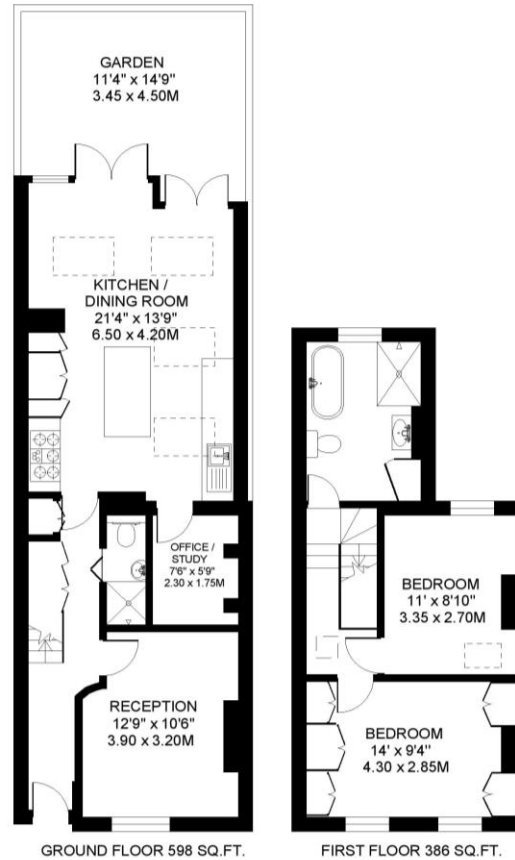
The property is within walking distance of Queenstown Road, Battersea Park, Wandsworth Road and Clapham Junction train stations, or within 25 minutes bus or cycling distance of central London and the City. The two largest parks in the area, Battersea Park and Clapham Common, are ten minutes' walk away, and it is near the shops and restaurants on Lavender Hill, Battersea Park Road, Clapham Old Town, and the new Battersea Power Station complex. It is very close to a number of good state primary schools and not much further from the leading private schools in the area.

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



**RECEPTION ROOM | KITCHEN
BREAKFAST ROOM | STUDY |
DOWNSTAIRS CLOAKROOM &
SHOWER | TWO BEDROOMS |
FAMILY BATHROOM | SOUTH-WEST-
FACING GARDEN | SHAFTESBURY
ESTATE**





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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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