



 RAMPTON  
BASELEY

TRINITY ROAD, SW18 / FREEHOLD

## SW18 / FREEHOLD

**THIS TRULY REMARKABLE SEMI-DETACHED VICTORIAN FAMILY HOME HAS BEEN DRAMATICALLY RE-DESIGNED AND RE-MODELLED, SHOWCASING CUTTING EDGE CONTEMPORARY DESIGN AND SUMPTUOUS INTERIORS IN A PRIME LOCATION ADJACENT TO WANDSWORTH COMMON.**

Recently completed and offering over 4,600 sq ft of beautifully appointed accommodation, this truly outstanding semi-detached house is one of Wandsworth's finest homes.

With an emphasis on light and space, the accommodation is arranged over four principal floors, with generous entertaining and reception space on the two lower floors including a fabulous formal drawing room at the front of the house with high ceilings, ornate ceiling cornices, a deep bay window, cashmere broderie parquet solid flooring and a period fireplace with a marble surround.

Stairs lead down to a superb kitchen, dining and living space featuring a bespoke English shaker kitchen with white Venatino carrara quartz work surfaces, a large central island with breakfast bar, Meile appliances including a vented induction hob, integrated oven, microwave and warming drawer together with Siemens dishwashers, fridge and freezer and a Quooker boiled water tap. There is a large and beautifully light dining area and full height glazed sliding doors lead to the garden.

With a glass balustrade, an open tread timber staircase leads down to the lower level where there is a large study, a cosy less formal living space with a built-in media unit and fireplace, wine room, leading through to a boot room (with separate side access) and utility. Glazed doors lead to a sunken courtyard with stairs up to the garden.

Separately accessed from the street, there is a guest bedroom at the front of the house with an en-suite shower room, ideal for a live-in au pair, together with a cloakroom.

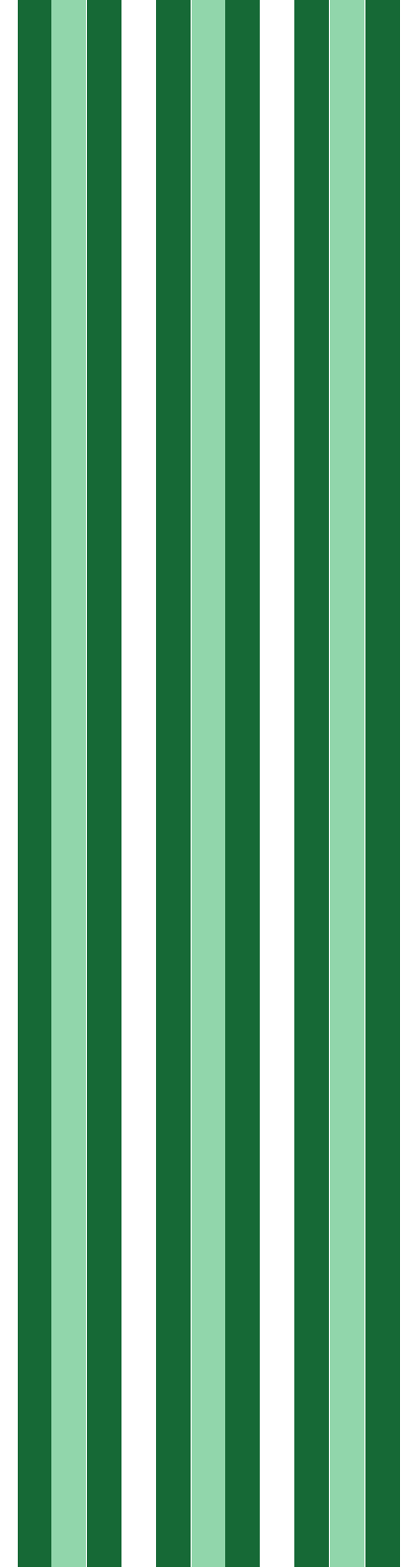




SIX BEDROOMS | FIVE BATHROOMS |  
DRESSING ROOM | TWO RECEPTION  
ROOMS | OPEN PLAN KITCHEN | STUDY

COURTYARD | ROOF TERRACE |  
GARDEN | GARDEN STUDIO | UTILITY  
ROOM | WINE CELLAR | OFF-STREET  
PARKING





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Five bedrooms are arranged over the upper floors including a stunning principal suite on the first floor, laterally arranged across the front of the house with two large sash windows flooding the room with natural light. Steps lead up to generous dressing room with full height built-in wardrobes and through to an en-suite bathroom with large format porcelain tiles, Lusso stone sanitary ware, twin basins set into a smart contemporary vanity unit, a free-standing bath and open shower.

There are two further double bedrooms on the first floor, including a bright, airy room to the rear of the house leading on to a balcony with a lovely view over the garden, together with two further double bedrooms on the top floor and a family bathroom.

The property features a Crestron home automation system, air conditioning to the formal living, kitchen and dining area, lower ground floor living and the principal bedroom. There is both Sky+ and Virgin fibre connection, with TV and data points in all rooms together with a dedicated wi-fi infrastructure system.

The 71' landscaped south-west facing garden to the rear of the house is mainly laid to lawn with raised planters and borders filled with a variety of plants and shrubs making it the ideal place to entertain in the warmer summer months. A purpose built garden studio sits against the far wall and provides a useful space from which to work and with a shower room and kitchenette could be used as occasional guest accommodation if required.

The property is conveniently located on Trinity Road, close to the junction with Nicosia Road, adjacent to the "Toast Rack" and a stone's throw from Wandsworth Common. The amenities of Bellevue Road, Northcote Road, and Balham High Road are all within easy walking distance. Transport can be found nearby at Wandsworth Common station which provides quick and easy access to central London via Victoria and Clapham Junction. Tooting Bec and Clapham Junction stations are also easily accessible. There are several desirable schools nearby including the ever-popular Finton House School, subject to catchment and entrance each year.

Council Tax Band: TBC | EPC: B | Tenure: Freehold



