



**RAMPTON
BASELEY**

LYSIAS ROAD, SW12 / FREEHOLD

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AN EXTREMELY WELL PRESENTED THREE BEDROOM BAY FRONTED VICTORIAN HOUSE ON THIS POPULAR RESIDENTIAL STREET IN THE HEART OF THE NIGHTINGALE TRIANGLE.

Set back from the road and with a pretty front garden, accommodation is arranged over two floors with a wonderful sense of space and volume with higher than average ceiling heights throughout the principal living spaces. There is a bright, airy double reception room on the ground floor with tall ceilings, a pair of attractive period fireplaces and a deep bay window.

The heart of the home is the wonderful eat-in kitchen to the rear of the house, with a modern fitted kitchen with quartz work surfaces and plenty of storage. There is ample room to sit, eat and entertain in the dining area to the rear and full height French doors lead directly on to the garden. A downstairs cloakroom and access to a cellar completes the ground floor accommodation.

Three double bedrooms are arranged over the first floor, including a spacious principal bedroom at the front of the house with an extensive range of fitted wardrobes, two further bedrooms together with a smart contemporary bathroom.

The property has the scope to improve and extend (subject to planning permission), including conversion of the large loft space and extension into the side return on the ground floor, allowing an incoming purchaser to stamp their own identity on the house if they wish.

There is a secluded paved garden to the rear of the house surrounded by mature borders filled with a variety of flowers, plants and shrubs, ideal for entertaining in the warmer summer months.

Lysias Road is an attractive residential street made up of similar Victorian houses. Running between Alderbrook Road and Bellamy Street it is ideally located for access to Clapham South Underground station which provides quick and easy access to the City via Bank. Wandsworth Common station is also close at hand and provides access to central London via Clapham Junction and Waterloo. The property is perfectly located for all of the amenities of Clapham Common. A huge variety of shops, restaurants and cafes can also be found in Balham, on Northcote Road and Bellevue Village, all of which are within easy reach.


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




**DOUBLE RECEPTION
ROOM | KITCHEN/DINING ROOM |
THREE BEDROOMS |
BATHROOM | GARDEN | CELLAR |
LOFT STORAGE**

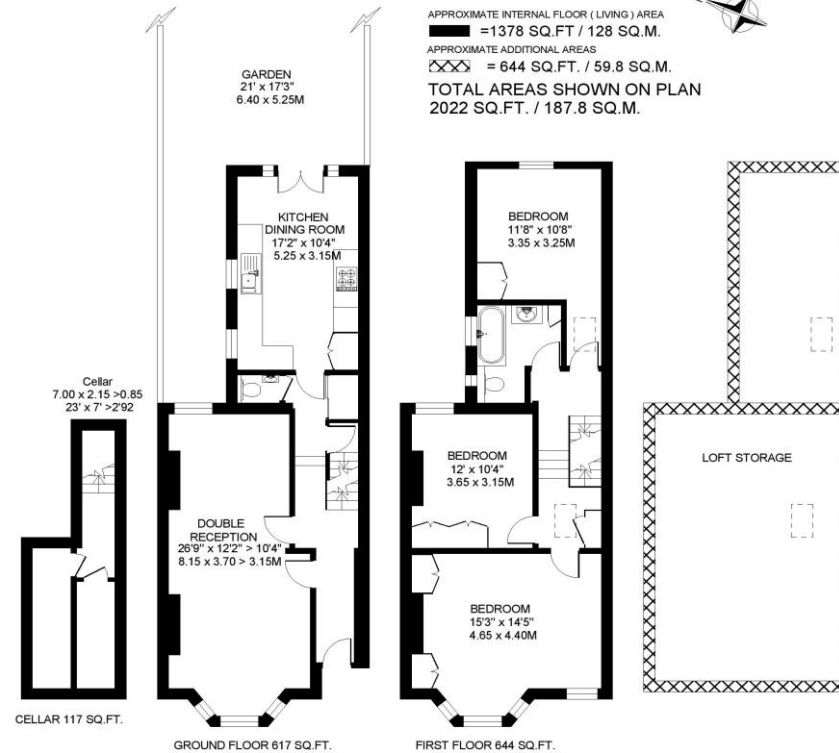


LYSIAS ROAD
CLAPHAM
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1378 SQ.FT. / 128 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 644 SQ.FT. / 59.8 SQ.M.

TOTAL AREAS SHOWN ON PLAN
2022 SQ.FT. / 187.8 SQ.M.



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FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.co.uk
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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