



 RAMPTON
BASELEY

BROCKLEBANK ROAD, SW18 / FREEHOLD

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THIS STUNNING FOUR-BEDROOM HOME OFFERS APPROXIMATELY 1,456 SQ FT OF BEAUTIFULLY PRESENTED ACCOMMODATION ON THE SOUGHT-AFTER BROCKLEBANK ROAD. THE PROPERTY BENEFITS FROM EXCELLENT PROPORTIONS, A THOUGHTFUL LAYOUT AND IMMACULATE, CONTEMPORARY FINISHING.

An elegant double reception room can be found to the right of the welcoming hallway. The room showcases the attention-to-detail present throughout the property and features wooden parquet flooring, space for both seating and dining areas and a period bay window that floods the room with natural light.

To the rear of the property is the impressive kitchen/living room where the parquet flooring and sophisticated colour palette continues. Superbly designed, the bespoke John Lewis of Hungerford kitchen boasts plenty of wall and base units, integrated appliances, and a central island with a breakfast bar. The comfortable seating area benefits from built-in cabinetry and large bi-fold doors, that allow in an abundance of light and open out to the landscaped garden. With both a paved area and artificial lawn, the garden offers the perfect place for al fresco dining and low-maintenance gardening. A downstairs cloakroom completes this floor.

The impeccable, neutral décor continues on the upper floors. Arranged over the first floor are three bright and airy double bedrooms and a family bathroom. On the second floor, a wonderful principal suite completes this fantastic home. The generous bedroom features a luxurious en suite bathroom, skylights, and built-in wardrobes as well as eaves storage.

This delightful property is situated on the pretty Brocklebank Road, a quiet, residential street near the vibrant Garratt Lane. Earlsfield station is a short walk away and connects this lovely corner of south-west London with Central London in just 15 minutes. The property is well located for the green, open spaces of King George's Park and Wandsworth Common as well as the bars and amenities of Garratt Lane and Bellevue Road as well as the more extensive shopping of The Southside Shopping Centre. A number of popular schools are also within easy reach, subject to catchment each year.

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



**OPEN-PLAN KITCHEN LIVING ROOM
| DOUBLE RECEPTION ROOM | FOUR
BEDROOMS | TWO BATHROOMS |
GARDEN | W/C**



BROCKLEBANK ROAD
WANDSWORTH
LONDON SW18



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 1456 SQ.FT / 135.3 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 XXXX = 56 SQ.FT / 5.2 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 1512 SQ.FT / 140.5 SQ.M.



DISCLAIMER
 THIS FLOOR PLAN IS A GENERAL GUIDE ONLY. ROOM DIMENSIONS ARE APPROXIMATE. THE AGENTS AND AGENTS MAKE NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE AGENTS AND AGENTS MAKE NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE AGENTS AND AGENTS MAKE NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE AGENTS AND AGENTS MAKE NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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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