RAMPTON BASELEY

DRAKEFIELD ROAD, SW17 / FREEHOLD

SW17 / FREEHOLD

THIS BEAUTIFUL FIVE-BEDROOM VICTORIAN HOUSE MEASURES APPROXIMATELY 3,239 SQ FT OF ACCOMMODATION AND IS ARRANGED OVER FOUR FLOORS. LOCATED ON DRAKEFIELD ROAD IN THE HIGHLY SOUGHT AFTER HEAVER ESTATE THIS FANTASTIC FAMILY HOME IS WELL PRESENTED THROUGHOUT AND BOASTS GREAT PROPORTIONS, A PRETTY GARDEN AND CONVERTED BASEMENT.

The property opens to an elegant entrance hall with a spacious double reception room leading off to the right. The room boasts intricate original cornicing, a feature fireplace, wooden flooring and large sash windows that let in an abundance of natural light. Leading through to the second reception room which is currently used as a formal dining room, and which opens onto the kitchen. The open plan kitchen dining room boasts plenty of wall and base units, integrated appliances, a breakfast bar and granite work surfaces, creating the perfect space for everyday family living and entertaining. A useful utility room with a WC can further be found on this floor. The dining area then leads through French doors and opens out onto to the garden. With both a patio, lawn, seating area and water fountain, the garden offers the perfect place for al fresco dining and gardening.
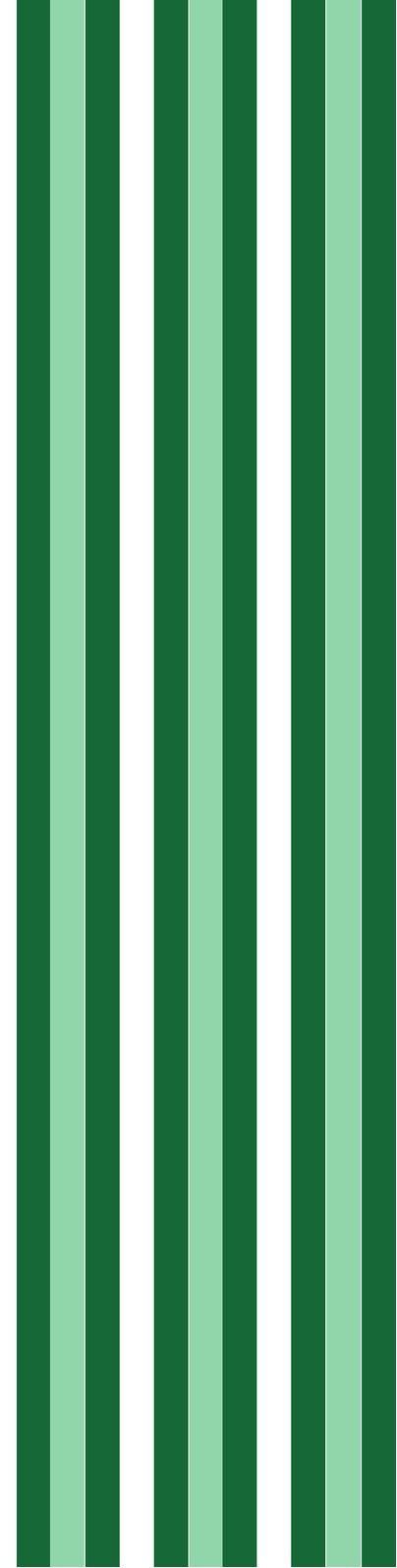
KITCHEN DINING ROOM | DOUBLE RECEPTION ROOM | FAMILY ROOM | FIVE DOUBLE BEDROOMS | THREE BATHROOMS |

UTILITY ROOM | WC | LOFT STORAGE | STOREROOM | LARGE GARDEN

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The basement has been beautifully converted and offers a further family room, two storerooms, one which is currently used as a wine store and a WC. There is also an entrance to the lower ground floor found at the front of the property.

Three well sized double bedrooms are arranged over the first floor with the principal bedroom boasting inbuilt wardrobes, lovely sash windows and high ceilings. A family bathroom can also be found. Two further double bedrooms and bathroom with bath and shower are arranged over the upper levels. With further eaves storage with ample space for conversion, subject to the correct permissions.

Drakefield Road is a charming residential street, situated within the much sought-after Heaver Estate. The green open expanses of Tooting Common are close by as are the amenities of Balham High Road, and the area is renowned for its outstanding schools. Transport is excellent with Tooting Bec underground station and Balham mainline and underground station close by.

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

RAMPTON BASELEY

DRAKEFIELD ROAD
LONDON SW17

Approximate internal floor (living) area
■ = 3239 SQ.FT / 300.9 SQ.M.
Approximate additional areas
▨ = 333 SQ.FT / 30.9 SQ.M.
TOTAL AREAS SHOWN ON PLAN
3572 SQ.FT / 331.8 SQ.M.

BEDROOM
12'10" x 12'8"
3.90 x 3.85M

BEDROOM
16'3" x 11'10"
4.95 x 3.60M

LOFT STORAGE
22'8" x 14'
6.90 x 4.30M

SECOND FLOOR 561 SQ.FT.

SHED

GARDEN
53'2" x 23'9"
16.20 x 7.25M

KITCHEN /
DINING ROOM
22'6" x 21'
6.85 x 6.40M

BEDROOM
12'8" x 12'
3.85 x 3.65M

STORE
ROOM
10'8" x 8'8"
3.25 x 2.65M

RECEPTION
16'3" x 12'2"
4.95 x 3.70M

DRESSING ROOM
16'3" x 11'10"
4.95 x 3.60M

FAMILY
26'3" x 18'8"
8.00 x 5.70M

RECEPTION
16'3" x 16'
4.95 x 4.85M

BEDROOM
16'5" x 14'9"
5.00 x 4.50M

LOWER GROUND FLOOR 660 SQ.FT.

FIRST FLOOR 908 SQ.FT.

GROUND FLOOR 1110 SQ.FT.

RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111
BELLEVUE ROAD SW17 | 020 3846 0999
BALHAM HIGH ROAD SW17 | 020 8767 7079
GARRATT LANE SW18 | 020 8879 6205

MARKET LEADERS
RB
AROUND THE COMMONS

www.ramptonbaseley.com