



 RAMPTON
BASELEY

RAVENSWOOD ROAD, SW12 / FREEHOLD

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THIS IMMACULATE FIVE BEDROOM VICTORIAN FAMILY HOUSE, MEASURES APPROXIMATELY 1,675 SQ FT. THE ACCOMMODATION IS ARRANGED OVER THREE FLOORS AND SITUATED WITHIN THIS HIGHLY DESIRABLE RESIDENTIAL ROAD.

The property boasts a beautifully presented double reception room and features an elegant marble fireplace. From here wooden flooring runs throughout the light and sunny kitchen breakfast room that can be found at the rear of the property. The kitchen itself is fitted with contemporary base and wall units with integrated appliances, quartz work surfaces, and is perfect for modern day family living. Double patio doors lead directly out onto the, south facing garden which has a patio, mature borders and an area of lawn, great for al fresco entertaining. A utility room with a separate downstairs WC completes the ground floor accommodation.

The bright and airy principal bedroom can be found on the first floor, at the front of the house, and benefits from bespoke fitted wardrobes and two sash windows which flood the room full of natural light. Two further double bedrooms can also be found on this floor along with an immaculately presented family bathroom.

The second floor has been converted to a high standard and has two further double-bedrooms, one benefiting from bespoke fitted wardrobes and two roof-lights. There is further room for storage located in the eaves. A contemporary family bathroom with separate shower and bath completes the accommodation.

This superb property is located on Ravenswood Road, which is a quiet, residential road running between Balham High Road and Cavendish Road. Balham and Clapham South are conveniently close by where there is an array of amenities and bars as well as the superb transport links with the Northern Line and Overground Station providing quick and easy access into the City and West End.

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



**KITCHEN/ DINING AREA |
DOUBLE RECEPTION ROOM |
FIVE BEDROOMS |
PERIOD FEATURES |
TWO BATHROOMS | UTILITY |
AMPLE STORAGE | GARDEN**





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 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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