



 RAMPTON
BASELEY

MANCHURIA ROAD, SW11 / FREEHOLD

SW11 / FREEHOLD

THIS STUNNING FAMILY HOUSE ON ONE OF THE MOST SOUGHT-AFTER RESIDENTIAL STREETS BETWEEN THE COMMONS AND JUST OFF CLAPHAM COMMON, BOASTS EXTREMELY IMPRESSIVE LIVING SPACE ON THE GROUND FLOOR. THE PROPERTY HAS BEEN EXTENDED TO THE SIDE, TO THE REAR AND INTO THE LOFT CREATING SPECTACULAR LIVING SPACE IDEAL FOR FAMILY LIFE AND ENTERTAINING WITH THE ADDED BENEFIT OF A SOUTH-FACING GARDEN.

The hallway leads onto one of the most striking aspects of this property, the open-plan nature of the double reception room. The majority of the internal walls have been taken out which maximises the feeling of light and space with an excellent flow from front to back and beautiful wooden floors running throughout. The room benefits from high ceilings, two elegant feature fireplaces, bespoke shelving, and is flooded with light from the large square bay window to the front. A well-appointed utility room with bespoke cabinetry, wooden worksurfaces and a cloakroom with WC is tucked away behind French doors to the back of the room, in parallel to the kitchen.

The kitchen breakfast room is filled with natural light thanks to the large rooflight, a window into the bright utility room and the doors to the back which open onto the south-facing garden. The kitchen itself has a good range of base units, fully integrated appliances including a range cooker, and a large island/breakfast bar. There is plenty of space beyond for a dining table and comfortable seating and the sash windows and French doors onto the garden add great character. The pretty patio garden is surrounded by mature trees and plantings giving a great sense of privacy.

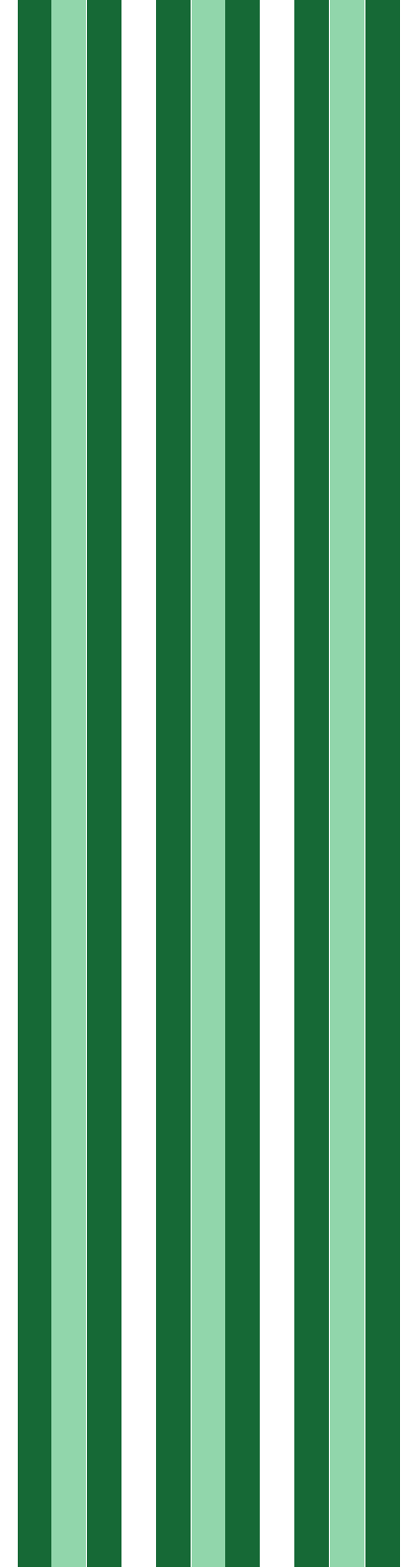




**DOUBLE RECEPTION ROOM | KITCHEN
BREAKFAST ROOM | FIVE DOUBLE
BEDROOMS | SHOWER ROOM**

**| FAMILY BATHROOM | UTILITY ROOM |
SOUTH-FACING GARDEN | CELLAR |
EAVES STORAGE**





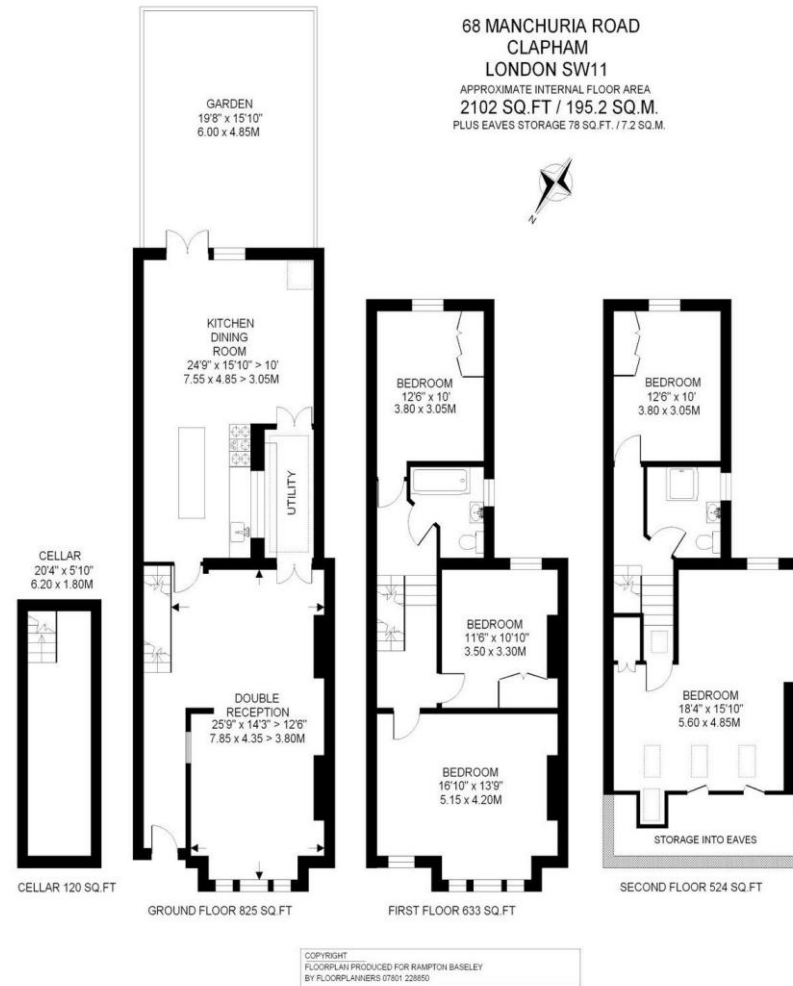
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Three bright double bedrooms, two with built-in wardrobes, are to be found on the first floor, along with a bathroom with shower over bath. The largest of the rooms to the front benefits from the large bay window, a beautiful feature fireplace and high ceilings with ceiling rose. Stairs lead up to the second floor and two further double bedrooms, both with built-in cupboards, and a stylish shower room. The larger bedroom is wonderfully bright thanks to the Velux windows and sash window with far-reaching rooftop views. Additional storage can be found in the eaves and the cellar which also offers the potential to further develop, subject to the usual consents.

Manchuria Road links Amner Road to Clapham Common West Side and runs parallel to Broxash Road. Clapham Common and the tennis courts are literally at the end of the street and Clapham South Tube (Northern Line) is within easy walking distance. Northcote Road is just a short walk away as are a number of popular state and independent schools, subject to catchment and places each year.

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





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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