



 RAMPTON
BASELEY

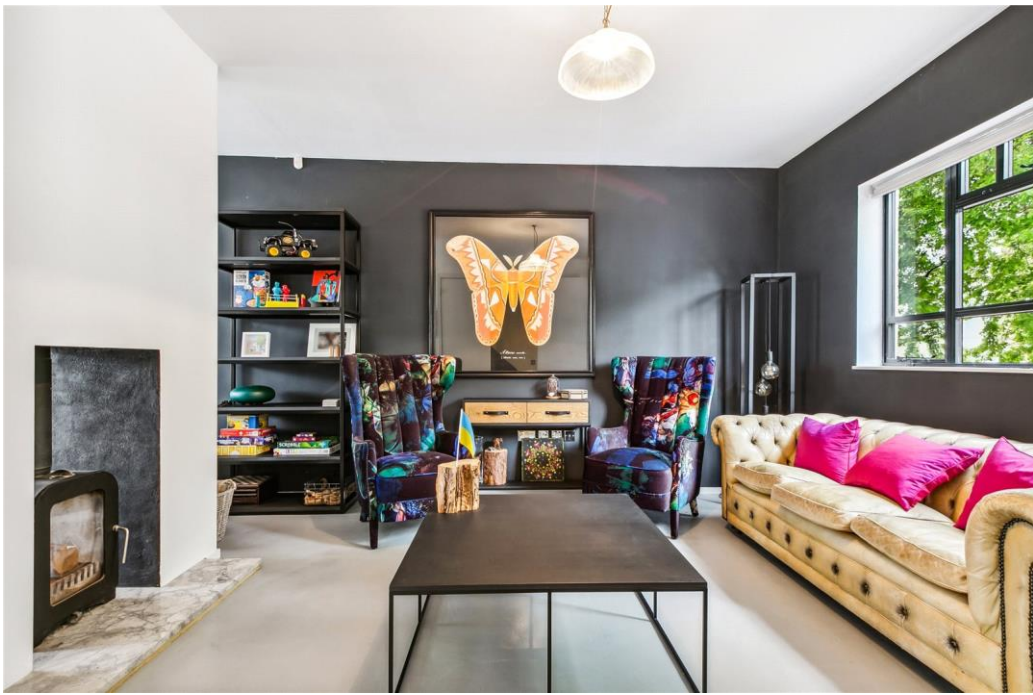
RAMSDEN ROAD, SW12 / FREEHOLD

SW12 / FREEHOLD

AVAILABLE FOR SALE FOR ONLY THE SECOND TIME SINCE IT WAS BUILT IN 1954, THIS WONDERFUL FAMILY HOME IN THE HEART OF THE NIGHTINGALE TRIANGLE IS A GREAT EXAMPLE OF MODERNIST ARCHITECTURE. REFURBISHED AND EXTENDED BY THE CURRENT OWNERS TO A DESIGN BY RENOWNED ARCHITECT GUY MORGAN-HARRIS, THE PROPERTY OFFERS SLEEK CONTEMPORARY ACCOMMODATION ARRANGED OVER THREE FLOORS, WITH A GREAT SENSE OF LIGHT AND SPACE TOGETHER WITH A DEEP REAR GARDEN AND THE USEFUL ADDITION OF A HOME OFFICE/GARAGE.

Upon entering the house, over-sized double doors lead through a superb 25' reception room. With microcrete flooring throughout the ground floor, a chimney breast with a Vesta wood burning stove and white granite hearth rises from the centre of the room, creating two distinct zones; a more formal entertaining space to the front of the house, and a cosy family space to the rear. The heart of the home is the kitchen, dining and family space which opens directly on to the garden. With high, vaulted ceilings and exposed beams, the room is flooded with natural light by four large roof lights and floor to ceiling Crittal windows, frame the garden. There is a smart British Standard by Plain English kitchen, finished in Farrow & Ball pitch black with granite work surfaces, a Fisher & Paykal range cooker and free-standing American style fridge/freezer. Full height glazed doors, provide step free access to the garden. A cloakroom and useful understairs storage complete the ground floor accommodation.

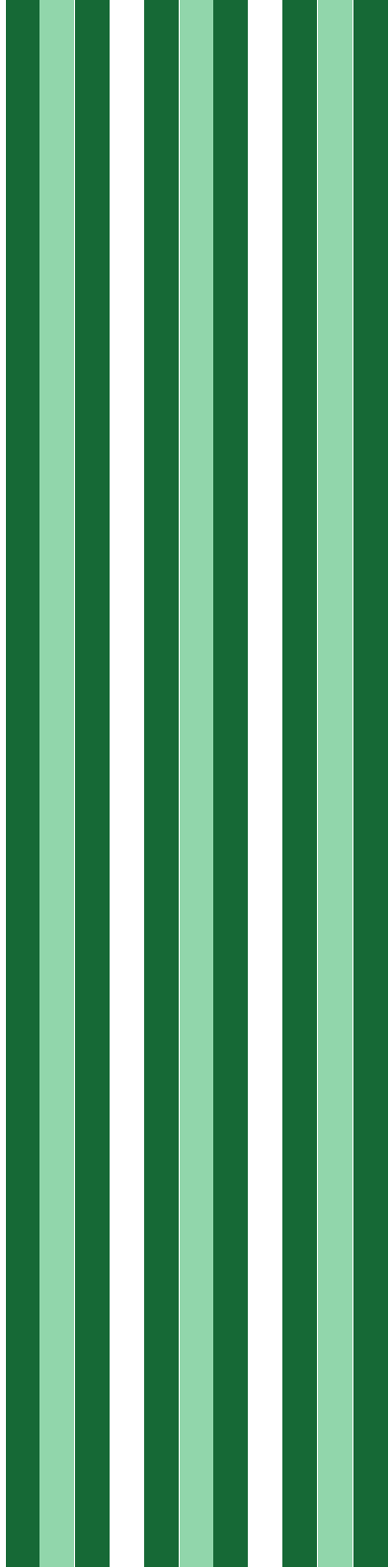




FIVE BEDROOMS | DRESSING ROOM |
TWO BATHROOMS | OPEN PLAN
KITCHEN | DOUBLE RECEPTION ROOM

DOWNSTAIRS WC | EAVES STORAGE |
GARDEN | GARDEN OFFICE | SHED |
FRONT GARDEN





SW12 / FREEHOLD

Five bedrooms are arranged over the upper two floors, including four double bedrooms on the first floor, two of which interconnect, together with a family bathroom with a claw-footed roll top bath, 1930's style Duravit sanitary wear and Crosswater taps and shower. The principal suite encompasses the entire top floor; the bedroom is incredibly bright and airy due to the large picture window which affords the room wonderful views towards Crystal Palace to the south east and towards central London to the north. There is an abundance of built-in storage, together with an en-suite bathroom with a free-standing roll top bath and separate shower, which in turn leads through to a walk-in dressing room. There is also access to eaves storage which runs across the front of the house.

Of particular note is the 65' rear garden which not only highlights the width of the plot, but is unusually large for the Nightingale Triangle. With an Easi-grass lawn, there is a large patio area accessed from the kitchen/dining room and is ideal for entertaining in the warmer summer months. To the rear of the garden, the garage has been converted in to a very useful home office. Fully insulated and wired for internet, double doors to the street remain, allowing the space to be converted back to a garage if required. There is also gated access to the street.

Conveniently located on Ramsden Road between the junction with Temperley Road and Nightingale Lane, in the heart of the Nightingale Triangle, transport can be found at Clapham South or Balham which provide both Underground and overground services. There is a fantastic choice of private and state schools nearby, subject to catchment and entrance each year and the amenities of Bellevue Road, Northcote Road and central Balham are within easy walking distance, as are the open spaces of Wandsworth Common.

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

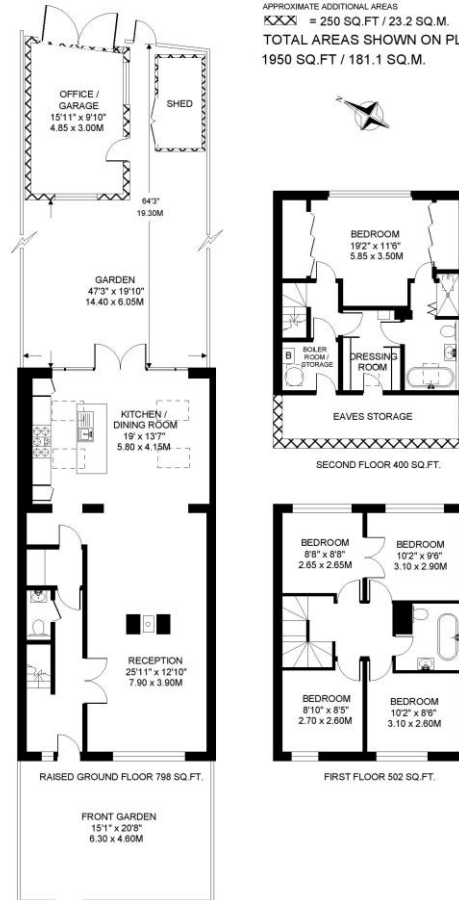


RAMSDEN ROAD
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1700 SQ.FT / 157.9 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 KXXI = 250 SQ.FT / 23.2 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 1950 SQ.FT / 181.1 SQ.M.



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 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

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

www.ramptonbaseley.com

