



 **RAMPTON  
BASELEY**

ENDLESHAM ROAD, SW12 / FREEHOLD

# SW12 / FREEHOLD

## A FIVE BEDROOM FAMILY HOME WITH DEEP 40 FT GARDEN ON THIS HIGHLY DESIRABLE ROAD IN THE HEART OF THE NIGHTINGALE TRIANGLE.

With accommodation arranged over three floors, the property has a wealth of living and entertaining space on the ground floor, including a large open plan kitchen/dining room with a modern fitted kitchen and bi-folding doors leading directly on to the garden. There is a more formal reception room at the front of the house together with a downstairs cloakroom.

Five bedrooms are arranged over the upper two floors, including two large double bedrooms on the first floor, together with a smaller bedroom/study and a family bathroom. There are two further bedrooms on the top floor, with an adjacent shower room. There is also access to eaves storage.

To the rear of the house is a 40ft garden.

In need of a degree of modernisation, the property allows any incoming purchaser to stamp their own identity on the house if they wish.

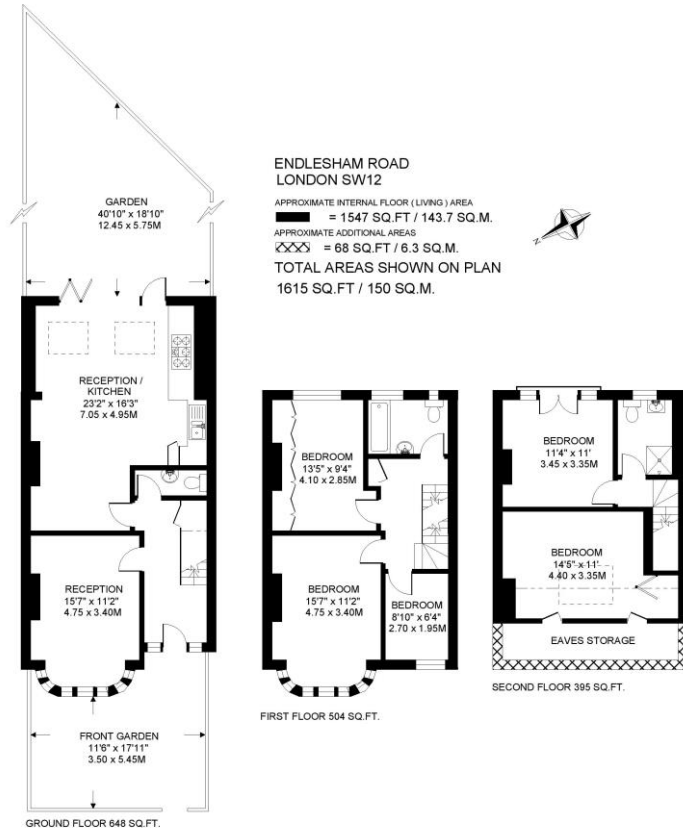
Endlesham Road is an attractive residential street made up of mainly Victorian houses in the heart of the Nightingale Triangle. The open spaces of Wandsworth and Clapham Commons are a short distance away, as are the amenities of Bellevue Village and Balham High Road. The nearest Underground station can be found at Balham (Northern line) which provides quick and convenient access to the City via Bank. Both Balham and Wandsworth Common stations provide access to central London via Clapham Junction and Waterloo. There are a number of fantastic schools nearby, subject to catchment and entrance each year.

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



**FIVE BEDROOMS | RECEPTION ROOM  
| OPEN PLAN KITCHEN/DINING  
ROOM | GARDEN**





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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.



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## 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](http://www.ramptonbaseley.com)

