



**RAMPTON
BASELEY**

EVERSLEIGH ROAD, SW11 / FREEHOLD

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THIS STUNNING PERIOD PROPERTY IS SITUATED IN THE HEART OF THE SOUGHT-AFTER SHAFTESBURY ESTATE AND PRESENTED IN EXCELLENT DECORATIVE ORDER. IT HAS BEEN EXTENDED INTO BOTH THE SIDE RETURN AND THE LOFT TO CREATE A HOUSE OF APPROXIMATELY 1,052 SQ FT, FILLED WITH NATURAL LIGHT AND IDEAL FOR MODERN DAY LIVING AND ENTERTAINING.

The front door opens to small entrance hall which leads to a particularly spacious reception room which benefits from high ceilings, bespoke cabinetry and shelving, beautiful wooden parquet flooring which runs throughout the ground floor, and a pretty sash window which floods the room with light. An opening to the back of the room leads through to the impressive kitchen breakfast room.

The kitchen is well equipped with modern, Shaker-style wall and base units, fully integrated appliances, white marble worksurfaces and a large island breakfast bar. There is plenty of space for entertaining as well as everyday family living, and glazed concertina doors lead outside. The fantastic garden is just shy of 26 ft, laid with terrace and lawn and surrounded by mature planting and attractive fencing, with a great sense of privacy.

Three bedrooms are arranged over the first and second floors, all with excellent built-in wardrobes and plenty of natural light, particularly the top bedroom which also has good eaves storage. A stylish family bathroom with both walk-in shower and bath completes the accommodation.

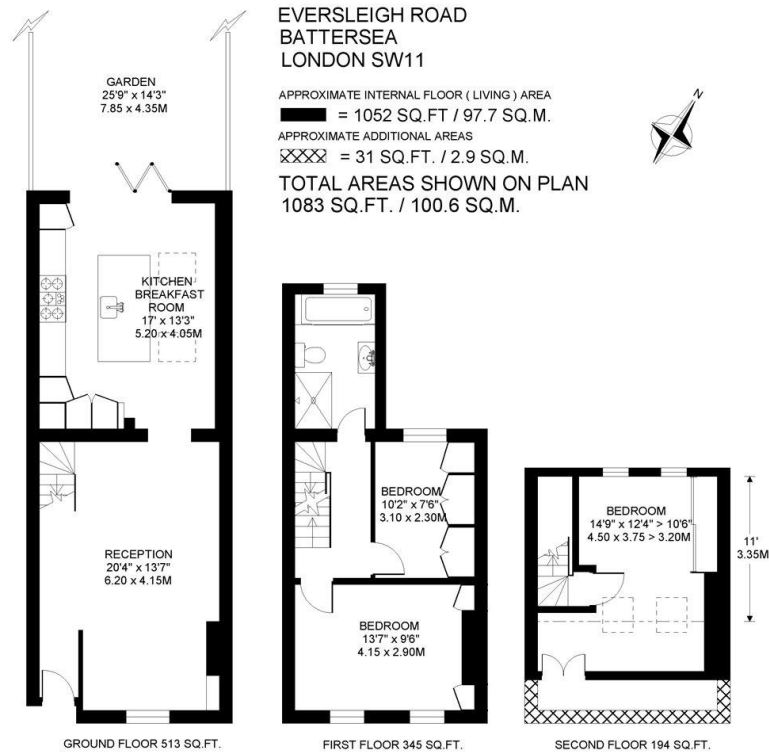
This charming property is situated on Eversleigh Road which is a pretty residential street that forms part of a popular enclave off Latchmere Road. The shops and restaurants on Battersea Park Road are close by and transport north of the river and to the City can be found on Battersea Park Road and Battersea Bridge Road. Clapham Junction provides further transport and shopping opportunities, and the wide-open spaces of both Clapham Common and Battersea Park are both within easy walking distance.

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



**RECEPTION ROOM | KITCHEN
BREAKFAST ROOM | THREE
BEDROOMS | FAMILY BATHROOM |
25 FT GARDEN | SHAFTESBURY
ESTATE**





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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

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