



**RAMPTON  
BASELEY**

BRAMFIELD ROAD, SW11 / FREEHOLD

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**THIS ATTRACTIVE FOUR-BEDROOM VICTORIAN MID-TERRACE HOUSE IS POSITIONED ON A HIGHLY SOUGHT-AFTER ROAD BETWEEN THE COMMONS, JUST OFF NORTHCOTE ROAD. THE PROPERTY MEASURES APPROXIMATELY 1,753 SQ FT AND RETAINS PLENTY OF ORIGINAL FEATURES. IT HAS BEEN EXTENDED INTO THE LOFT AND HAS THE POTENTIAL TO BE EXTENDED INTO THE SIDE RETURN.**

The elegant double reception room benefits from twin feature fireplaces, high ceilings with mouldings, bespoke built-in shelving and cabinetry, and a bay window which floods the room with light. The kitchen breakfast room is to the back of the house and has a good range of modern Shaker-style wall and base units, fully integrated appliances, granite worksurfaces and wooden floors. There is ample space for a dining table and French doors open onto the pretty, south-facing patio garden.

Two double bedrooms including the principal suite are arranged over the first floor of the property. The principal bedroom benefits from the bay window, built-in wardrobes, a walk-through dressing room and an en suite bathroom with shower over the bath. Another double with built-in wardrobe overlooks the garden to the back and a wc completes the accommodation on this level. Stairs lead up to the second floor and two further double bedrooms, one with en-suite bathroom, and a separate shower room. Both rooms have built-in wardrobe space. Extra storage can be found in the eaves of the loft conversion as well as the cellar, which also provides the potential for development, subject to the usual consents.

The house is ideally positioned on Bramfield Road between Northcote Road and Wandsworth Common. Transport can be found at Clapham Junction, which is approximately a 10-to-15-minute walk, and the amenities of Northcote Road are literally at the end of the street. This house is well-placed for a number of good state and independent schools, subject to catchment each year.

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



**DOUBLE RECEPTION ROOM |  
KITCHEN BREAKFAST ROOM | FOUR  
DOUBLE BEDROOMS | EN SUITE  
BATHROOM | FAMILY BATHROOM |  
SHOWER ROOM | SOUTH-FACING  
GARDEN | EAVES STORAGE |  
CELLAR**





**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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