



 RAMPTON  
BASELEY

MARMION ROAD, SW11 / FREEHOLD



## SW11 / FREEHOLD

**THIS STUNNING, FOUR-BEDROOM FAMILY HOME HAS 2,013 SQ FT OF LIVING SPACE ARRANGED OVER THREE FLOORS OF A CHARMING VICTORIAN PROPERTY. NESTLED WITHIN A HIGHLY DESIRABLE AND QUIET RESIDENTIAL STREET, THE PROPERTY HAS BEEN REFURBISHED AND EXTENDED BY THE CURRENT OWNERS TO CREATE A FAMILY HOUSE IDEAL FOR MODERN DAY LIVING AND ENTERTAINING. IT IS PRESENTED IN EXCELLENT DECORATIVE ORDER WITH A GREAT SENSE OF LIGHT AND SPACE THROUGHOUT.**

Double doors lead off the hallway into the elegant double reception room which is set to the front of the house and boasts high ceilings with intricate cornicing, a striking feature fireplace, bespoke cabinetry and shelving, wooden floors and a large bay window which floods the room with light. The hallway leads into the fantastic kitchen family room, which is set to the back of the house, beyond the downstairs WC. The space is wonderfully bright thanks to the large rooflights and the sliding floor-to-ceiling Crittal-style doors which run across the full width of the back of the house. The kitchen itself has an excellent range of contemporary wall and base units with fully integrated appliances, white marble worksurfaces and a large peninsula island. There is ample room for a dining table and the glazed doors open onto the pretty decked and walled garden, ideal for al fresco eating and entertaining.



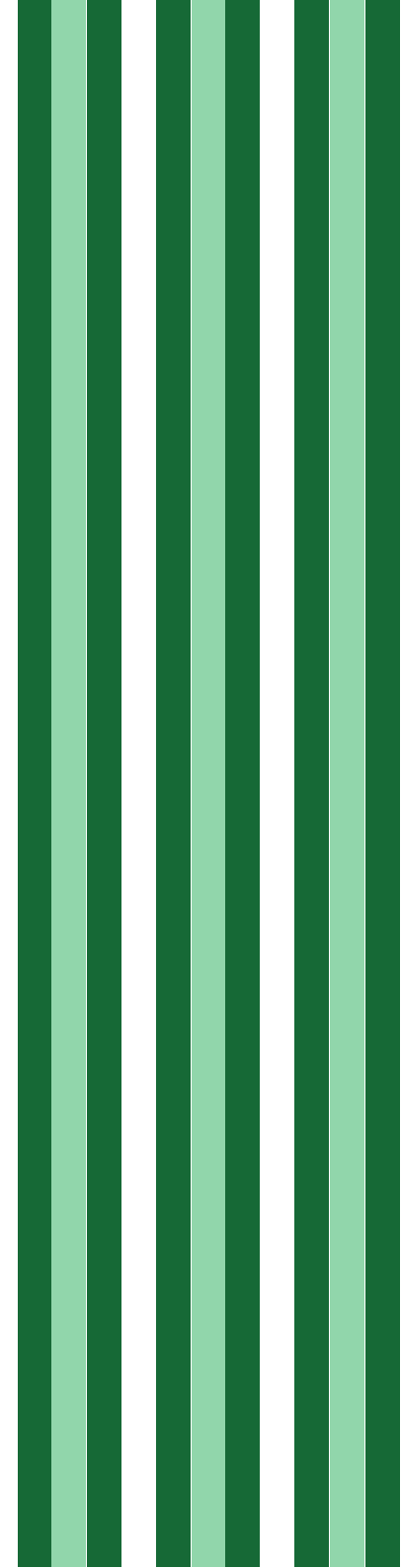


DOUBLE RECEPTION ROOM | KITCHEN  
FAMILY ROOM | PRINCIPAL SUITE |  
THREE FURTHER DOUBLE BEDROOMS |

SHOWER ROOM | FAMILY BATHROOM |  
DOWNSTAIRS WC | GARDEN | CELLAR







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The impressive principal suite is arranged to the front of the first floor and benefits from bespoke built-in wardrobes and the bay window, as well as a walk-through wardrobe and luxurious en suite bathroom with bath, walk-in shower and twin sinks. Another double bedroom with built-in wardrobe is arranged to the rear of this floor alongside a shower room.

Stairs lead up to the second floor and two further double bedrooms, the larger of the two with a striking Crittal-style picture window with far-reaching rooftop views and excellent eaves storage. These two bedrooms share a family bathroom.

Additional good storage space can be found in the cellar.

This impeccable house is positioned on Marmion Road, a quiet street in the residential area known locally as the 'Northside'. Transport can either be found at either Clapham Common Tube on the Northern Line or Clapham Junction Overland. An abundance of good shops, bars and restaurants are located nearby on Northcote Road, Battersea Rise, Lavender Hill and Clapham Old Town. In addition, a number of popular independent and state schools are close by, subject to catchment and places each year, and the wide-open spaces of Clapham Common are just around the corner.

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

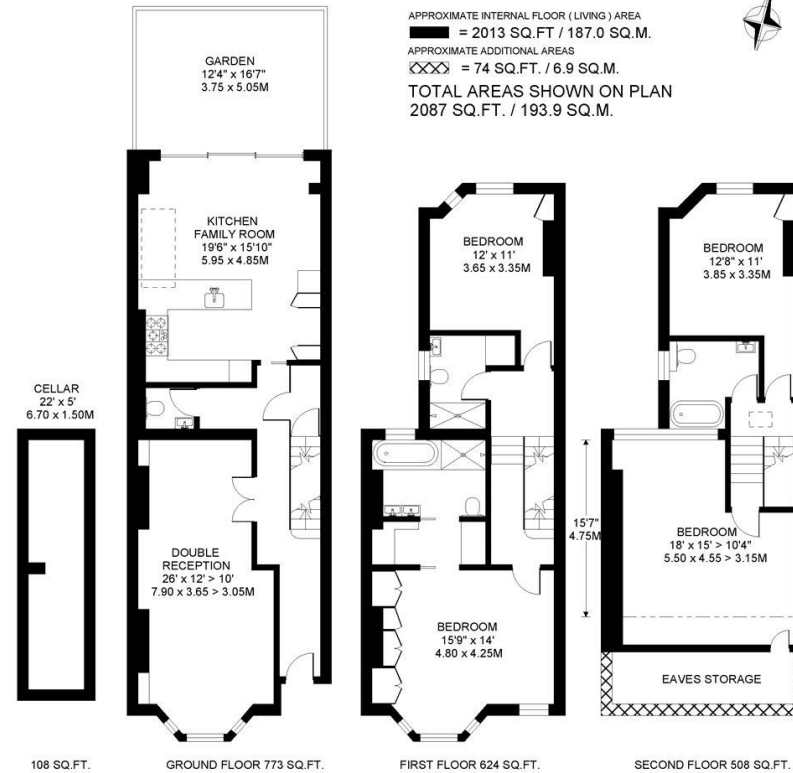




MARMION ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 ■ = 2013 SQ.FT. / 187.0 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 ☒☒☒ = 74 SQ.FT. / 6.9 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
2087 SQ.FT. / 193.9 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](http://www.ramptonbaseley.com)

