



 RAMPTON
BASELEY

BALHAM PARK ROAD / SW12

SW12 / UNFURNISHED

A FABULOUS 6 BEDROOM FAMILY HOME EXTENDING TO OVER 3,200 SQ.FT. ON THIS SOUGHT-AFTER ROAD BENEFITING FROM OFF-STREET PARKING AND A 30 FT. SOUTH/WEST FACING GARDEN.

Well-presented and offering superb family living and entertaining space the property comprises on the ground floor an elegant double reception room with a working fireplace and French doors opening onto the garden; dining room to comfortably seat 8/10 and smart fitted kitchen opening onto a family room which leads directly to the garden.

The property further benefits from a utility room, cloakroom and a useful basement for storage.

On the first floor there is an impressive principal bedroom suite with walk in closet and luxurious en suite bathroom, two further double bedrooms, family bathroom and a fourth bedroom/office.

On the upper floor are two generous double bedrooms and a 3rd bathroom.

The garden benefits from an open south/west facing aspect, established mature shrubs and areas laid to lawn and terrace ideal for outdoor entertaining.

Balham Park Road is a prestigious residential street ideally situated less than 5 minute walk to Wandsworth Common (B.R) Station. Excellent schools both state and independent are within walking distance as are the shops and amenities along Balham High Road and Bellevue Road and the green open spaces of Wandsworth Common.

EPC Rating: E | Council Tax Band: G



**6 BEDROOMS | 3 RECEPTION ROOM
| KITCHEN | ENSUITE BATHROOM |
FAMILY BATHROOM | SHOWER
ROOM | UTILITY ROOM | CLOAK
ROOM | CELLAR | 40 FT GARDEN |
OFF STREET PARKING | UNFURNISHED**



BALHAM PARK ROAD
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
= 3047 SQ.FT / 283 SQ.M.
APPROXIMATE ADDITIONAL AREAS
XXXX = 160 SQ.FT. / 14.8 SQ.M.
TOTAL AREAS SHOWN ON PLAN
3207 SQ.FT. / 297.8 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

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