



**RAMPTON  
BASELEY**

WROUGHTON ROAD, SW11 / FREEHOLD



## SW11 / FREEHOLD

**THIS HANDSOME, FIVE-BEDROOM, VICTORIAN FAMILY HOME IS VERY WELL LOCATED ON A POPULAR RESIDENTIAL STREET BETWEEN THE COMMONS. THE ACCOMMODATION IS ARRANGED OVER FOUR FLOORS, MEASURING APPROXIMATELY 2,246 SQ FT, WITH A GREAT SENSE OF LIGHT AND SPACE THROUGHOUT AND DESIGNED WITH MODERN FAMILY LIFE AS WELL AS ENTERTAINING IN MIND.**

The elegant double reception room boasts high ceilings with intricate cornicing, twin feature fireplaces, bespoke cabinetry and shelving, wooden floors and a large bay window which floods the room with light. Folding partition doors allow for flexibility with the space, and an opening to the rear leads through to the spacious kitchen breakfast room, also accessed off the hallway. This room is wonderfully bright thanks to the large rooflights and bi-fold doors running across the full width of the back of the house. The kitchen itself has a good range of contemporary wall and base units, fully integrated appliances, white quartz worksurfaces and a large island/breakfast bar. Beyond the kitchen space, there is plenty of room for a dining table and comfortable seating and the bi-folds open up onto the pretty, south-west-facing garden. Laid with raised decking and easi-grass and surrounded by borders and mature plantings, it has a great sense of privacy and is ideal for al fresco eating and entertaining in the warmer months. An excellent utility space has been created in the cellar and a downstairs wc completes the accommodation on the ground floor.



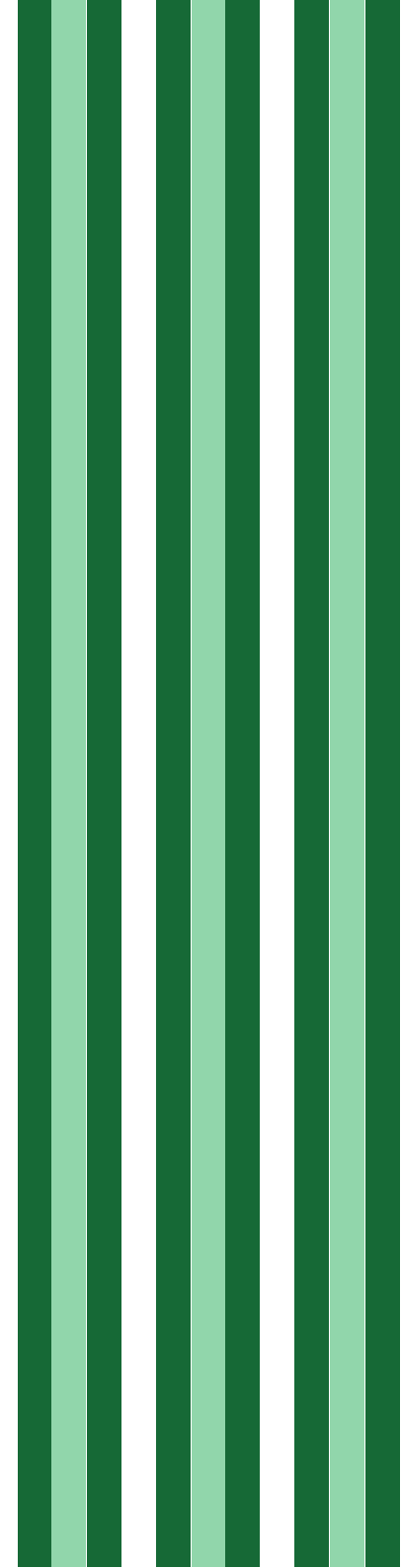


**DOUBLE RECEPTION ROOM | KITCHEN  
BREAKFAST ROOM | FIVE DOUBLE  
BEDROOMS | FAMILY BATHROOM |  
SHOWER ROOM**

**| EN SUITE SHOWER ROOM | UTILITY  
ROOM | SOUTH-WEST-FACING GARDEN  
| EAVES STORAGE**









# SW11 / FREEHOLD

Three good-sized double bedrooms and a shower room are arranged over the first floor of the house. The larger of the rooms to the front benefits from the large bay window and built-in wardrobes. The two other bedrooms also have built-in cupboards and overlook the garden.

Stairs lead up to the second floor and two further double bedrooms and a family bathroom with freestanding bath. The larger of the bedrooms benefits from an en suite shower room, a Juliet balcony with far-reaching rooftop views and good built-in wardrobes as well as large eaves storage.

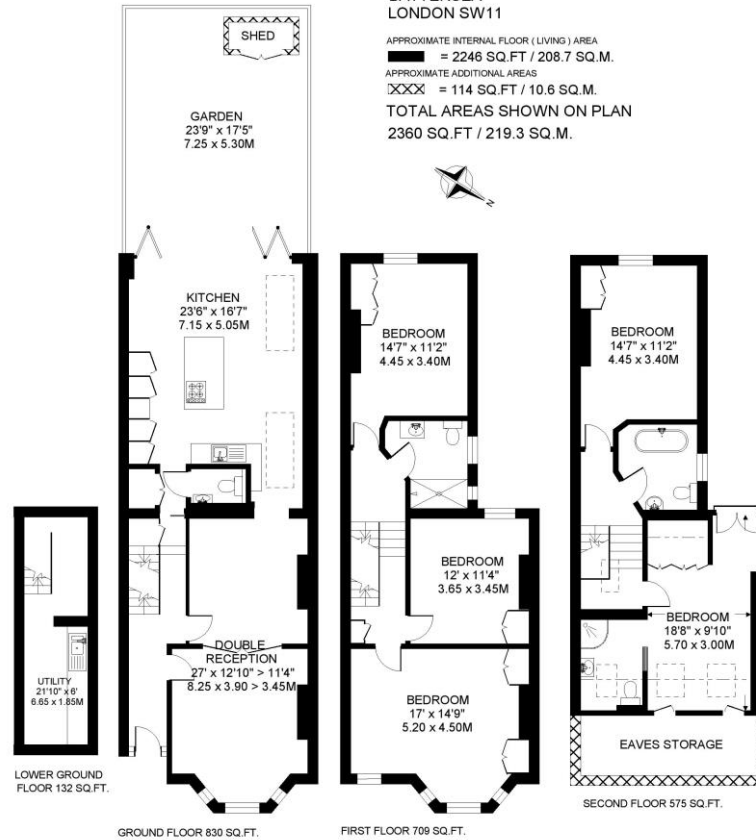
This excellent house is set on Wroughton Road very close to Roseneath Road. Transport can be found at Clapham South Underground or Wandsworth Common Overground. The wide-open spaces of both Clapham Common and Wandsworth Common are close by, as are the amenities of Northcote Road. A number of good state and independent schools are within easy walking distance (subject to catchment each year).

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



WROUGHTON ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 ■■■■ = 2246 SQ.FT / 208.7 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 XXXX = 114 SQ.FT / 10.6 SQ.M.  
 TOTAL AREAS SHOWN ON PLAN  
 2360 SQ.FT / 219.3 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.



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