



 RAMPTON
BASELEY

EARLSFIELD ROAD, SW18 / FREEHOLD

SW18 / FREEHOLD

IMMACULATELY PRESENTED INTERIORS, AN EXTREMELY HANDSOME FRONTAGE, AND A BEAUTIFULLY LANDSCAPED GARDEN FORM THIS WONDERFUL HOME ON THE SOUGHT-AFTER EARLSFIELD ROAD. THE CAREFULLY CONSIDERED ACCOMMODATION, FINISHED WITH IMPECCABLE ATTENTION TO DETAIL, STRETCHES TO OVER 2,400 SQ FT AND IS COMPLETE WITH A SOUTHERLY ASPECT GARDEN OF APPROXIMATELY 83 FT AND AMPLE OFF-STREET PARKING FOR FOUR CARS.

The stunning blend of period grandeur and modern design seen throughout the property begins to the right of the hallway, in the reception room. Benefitting from fantastic Victorian proportions, this elegant space showcases panelled ceilings, bespoke cabinetry flanking the feature fireplace and a bay window that provides an abundance of natural light.

To the rear of the property is the impressive kitchen/dining room and snug, thoughtfully extended to maximise space, style, and comfort. A cosy snug area leads onto the sophisticated dining space situated beneath a large skylight. At the rear of the room, the striking kitchen is finished with high specification units and surfaces and includes a parade of floor-to-ceiling cabinets providing phenomenal storage and a substantial central island with a breakfast bar that is flooded with light from glass doors leading out to the glorious garden. Curated to include a generous paved area, mature shrubs and planters and a central artificial lawn, it offers the perfect place for al fresco dining and gardening as well as boasting a stylish home office/gym and garden storage. A downstairs loo with extensive storage and a cellar come utility room complete this floor.

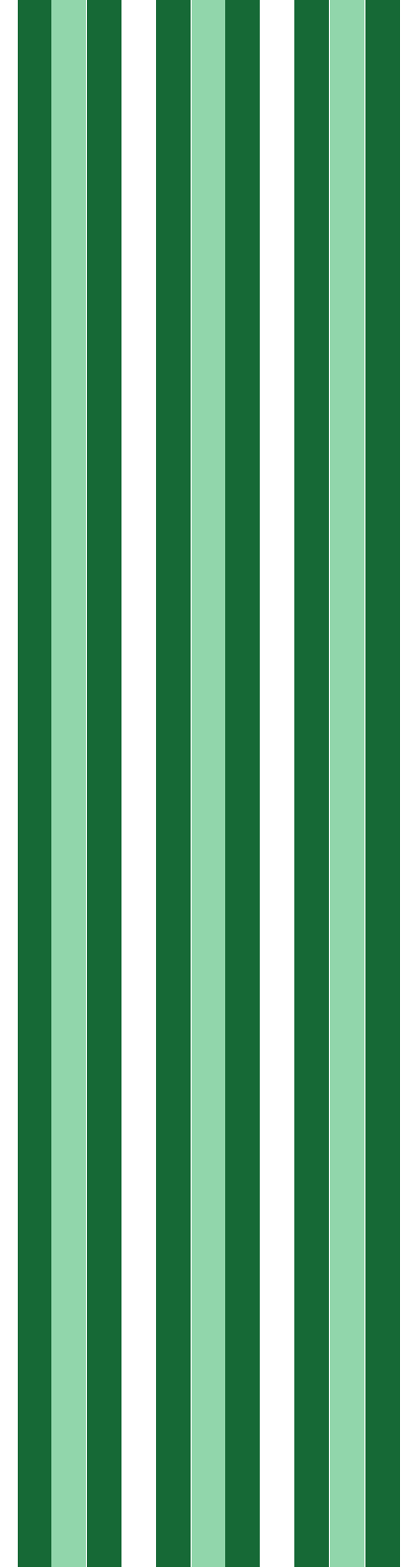




**OPEN-PLAN KITCHEN/DINING ROOM
| SNUG | RECEPTION ROOM | FIVE
BEDROOMS | TWO BATHROOMS**

**HOME OFFICE/GYM | 83 FT GARDEN
| DOWNSTAIRS CLOAKROOM |
CELLAR | BOARDED LOFT STORAGE
| OFF-STREET PARKING**







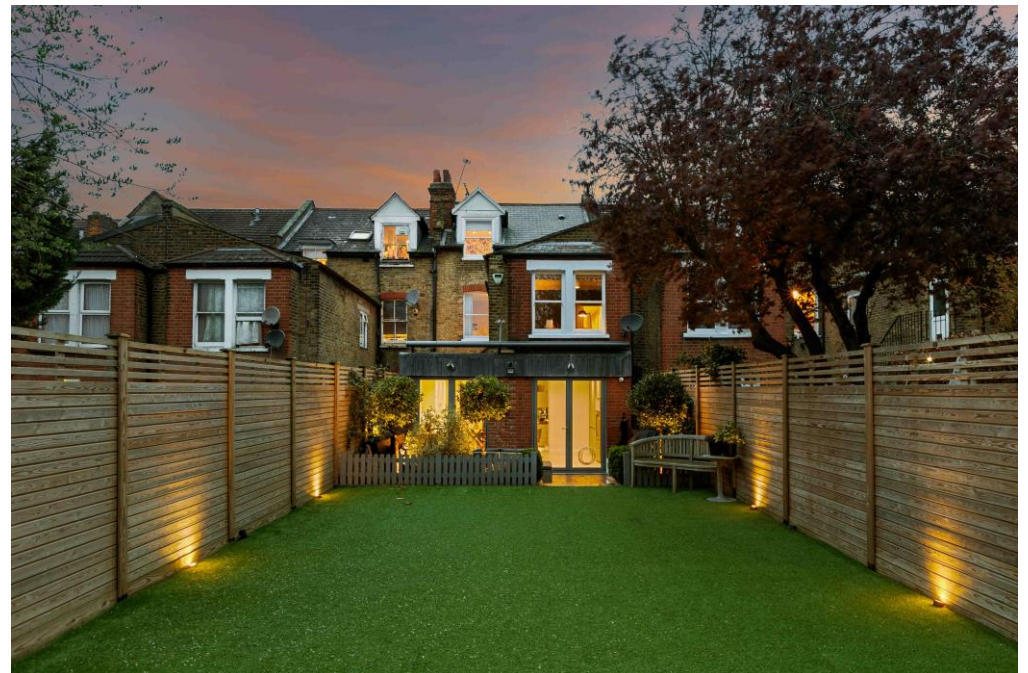
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The refined decor continues on the first floor where a spacious master bedroom can be found to the front with a luxurious en suite bathroom and bespoke fitted wardrobes. Two further bedrooms and a family bathroom can also be found on the same level. The second floor boasts two further good sized double bedrooms with ample built-in storage as well as further loft storage.

Off-street parking on the property's driveway for four cars completes this tremendous home.

Situated on the ever-popular Earlsfield Road, this delightful house is excellently placed for the green, open spaces of Wandsworth Common as well the amenities of the vibrant Garratt Lane and the nearby Bellevue Road. Earlsfield station is just a short walk away and connects this lovely corner of south-west London with Central London in just 15 minutes. A number of popular schools are also within easy reach, subject to catchment each year.

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





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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