



 RAMPTON
BASELEY

BROCKLEBANK ROAD, SW18 / FREEHOLD

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THIS EXCELLENT FOUR-BEDROOM HOME OFFERS APPROXIMATELY 1,575 SQ FT OF BEAUTIFULLY PRESENTED ACCOMMODATION ON THE SOUGHT-AFTER BROCKLEBANK ROAD. THE PROPERTY BENEFITS FROM EXCELLENT PROPORTIONS, A THOUGHTFUL LAYOUT AND A CONTEMPORARY FINISHING.

An elegant split level double reception room can be found to the right of the welcoming hallway. With high-ceilings and cornicing this great space further features a period fireplace, bespoke cabinetry and shelving flanking the chimney breast. This also looks onto a lightwell. To the rear of the property is the impressive kitchen/living room with wooden flooring. The superb kitchen boasts plenty of wall and base units, integrated appliances, wooden worksurfaces and a range cooker with ample space for a dining room table. The comfortable seating area then leads to large bi-fold doors, that allow in an abundance of light and opens out onto to the garden. With both a decked area and artificial lawn, the garden offers the perfect place for al fresco dining and low-maintenance gardening. A downstairs WC completes this floor.

Arranged over the first floor are three bright and airy bedrooms, two benefitting from fitted wardrobes and a family bathroom, with bath. On the second floor, a wonderful principal suite completes this fantastic home. The generous bedroom features a luxurious en suite bathroom, built-in wardrobes, skylights as well as eaves storage.

This wonderful property is situated on the pretty Brocklebank road, a quiet, residential street near the vibrant Garratt Lane. Earlsfield station is a short walk away and connects this lovely corner of south-west London with central London in just 15 minutes. The property is well located for the green, open spaces of King George's Park and Wandsworth Common as well as the bars and amenities of Garratt Lane and Bellevue Road. A number of popular schools are also within easy reach, subject to catchment each year.

Council tax band: G | EPC: tbc | Tenure: Freehold



**KITCHEN FAMILY ROOM | DOUBLE
RECEPTION ROOM | PRINCIPAL SUITE
| THREE FURTHER BEDROOMS |
TWO BATHROOMS | WC | EAVES
STORAGE**





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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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