



 RAMPTON
BASELEY

ESPARTO STREET, SW18 / FREEHOLD

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A BEAUTIFULLY PRESENTED RED BRICK VICTORIAN FAMILY HOME WITH A SOUTHWEST FACING GARDEN ON THIS QUIET RESIDENTIAL STREET CLOSE TO KING GEORGE'S PARK IN THE HEART OF EARLSFIELD.

Arranged over three floors, there is a smart formal reception room at the front of the house with high ceilings, two large sash windows, fitted alcove storage and a pretty cast iron fireplace. The heart of the home is the stunning kitchen/dining and family room to the rear, lit from above by a large roof light, the space is beautifully bright and airy and features a smart, shaker style kitchen with plenty of storage, integrated appliances and a central island and breakfast bar with quartz work surface. The dining/family area has ample room to sit, eat and entertain and full height bi-folding doors lead directly to the garden. A guest WC completes the ground floor accommodation.

Three double bedrooms are arranged over the upper two floors, including a superb principal bedroom at the top of the house, with an en-suite shower room, fitted storage and French doors opening to a Juliet balcony with lovely views over neighbouring gardens. There are two further double bedrooms on the first floor together with a smart, modern family bathroom.

To the rear of the house is a pretty southwest facing garden, mainly laid to lawn with a patio area accessed directly from the kitchen, ideal for entertaining in the warmer summer months.

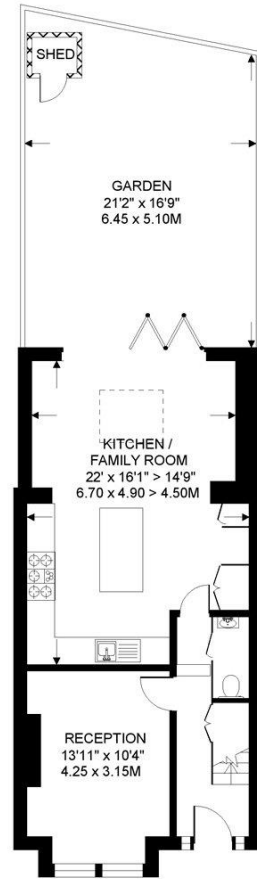
Esparto Street is a quiet residential street just off Garratt Lane. The wide-open spaces of King George's Park and Wandsworth Common are both within easy reach, as are all the amenities of Garratt Lane and the more extensive shopping at Southside Shopping Centre. Earlsfield and Wandsworth Town stations offer regular services into central London and a number of popular state and independent schools are also nearby, subject to catchment each year.

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



**KITCHEN FAMILY ROOM |
RECEPTION ROOM | THREE
DOUBLE BEDROOMS | TWO
BATHROOMS | GARDEN | WC |
EAVES STORAGE**





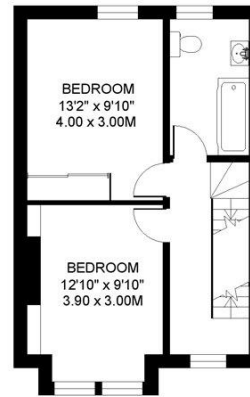
GROUND FLOOR 553 SQ.FT.

ESPARTO STREET
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 1255 SQ.FT / 116.6 SQ.M.

APPROXIMATE ADDITIONAL AREAS
□XXX = 67 SQ.FT. / 6.2 SQ.M.

TOTAL AREAS SHOWN ON PLAN
1322 SQ.FT / 122.8 SQ.M.



FIRST FLOOR 404 SQ.FT.



SECOND FLOOR 298 SQ.FT.

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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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