



**RAMPTON  
BASELEY**

CLAPHAM COMMON WEST SIDE, SW4 / FREEHOLD

## SW4 / FREEHOLD

SET IN ARGUABLY ONE OF THE BEST POSITIONS ON CLAPHAM COMMON WEST SIDE, THIS STRIKING, SEMI-DETACHED, END-OF-TERRACE FOUR/FIVE-BEDROOM HOUSE BOASTS A HUGE AMOUNT OF LIVING SPACE WITH A LAYOUT THAT MAXIMISES THE NATURAL LIGHT AND VIEWS ACROSS THE COMMON. WITH APPROXIMATELY 2,675 SQ FT ARRANGED OVER THREE FLOORS, THE PROPERTY RETAINS MANY ORIGINAL FEATURES AND BENEFITS FROM SIDE ACCESS TO THE NEIGHBOURING SUMBURGH ROAD FROM THE GOOD-SIZED, SOUTH-WEST-FACING GARDEN.

The front door opens onto a spacious hallway and an elegant reception room is arranged to the left, with high ceilings, a feature fireplace and a large bay window which floods the room with light. The spacious kitchen breakfast room and an additional reception room are arranged to the back of the house. The kitchen area runs from the breakfast room, with ample room for a dining table, through to the spacious reception room to the rear, which is wonderfully bright thanks to the roof lights, French doors and pretty bay window onto the garden. Here there is room for both a large dining table and comfortable seating, making it ideal for everyday living and entertaining. The kitchen itself has an excellent range of white gloss wall and base units with fully integrated appliances and granite worksurfaces. Wooden floors run throughout which add to the feeling of natural light and space. The pretty patio garden is accessed via the attractive glazed French doors and has a great sense of privacy thanks to being surrounded by mature plantings and its position on the end of terrace. A substantial, brick-built garden room is set to the back, providing ideal space for a home office or garden storage. A downstairs cloakroom and utility space complete the living space on the ground floor.

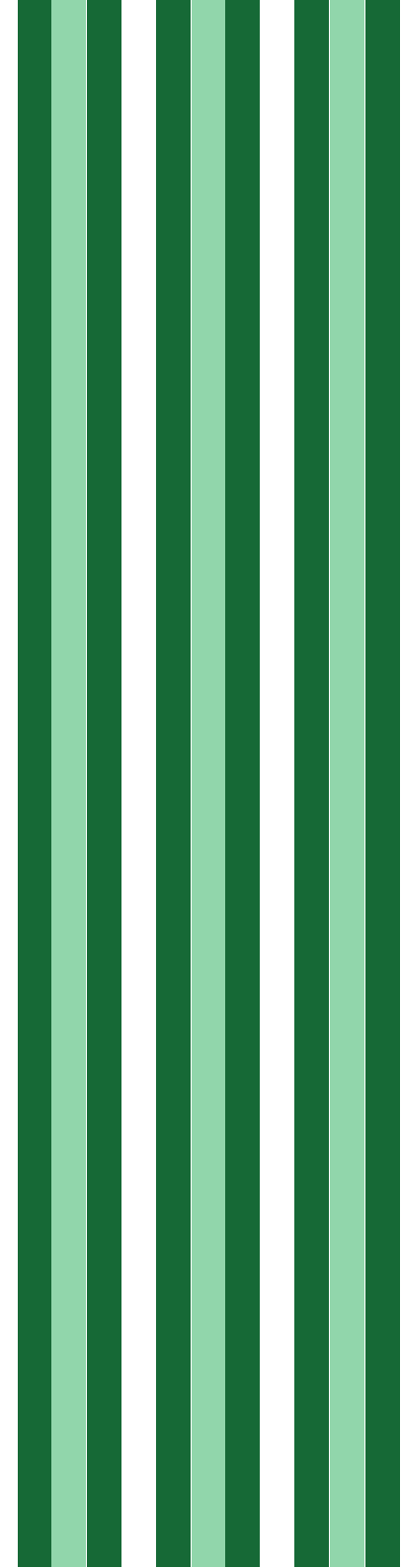




**THREE RECEPTION ROOMS | KITCHEN  
BREAKFAST ROOM | FOUR BEDROOMS |  
TWO EN SUITE SHOWER ROOMS |  
FAMILY BATHROOM |**

**SOUTH-WEST-FACING GARDEN |  
GARDEN ROOM | SIDE ACCESS |  
DOWNSTAIRS CLOAKROOM | CLAPHAM  
COMMON VIEWS**





## SW4 / FREEHOLD

Three double bedrooms are arranged over the first floor of the property. The largest of the rooms to the front is currently used as a wonderful reception room with spectacular views over Clapham Common. This elegant room benefits from high ceilings, a feature fireplace, bespoke cabinetry and shelving flanking the chimney breast, and the large bay window which offers the fantastic views over the tennis courts and beyond. The two double bedrooms on this floor both have built-in wardrobes, overlook the garden and share the family bathroom with shower over bath.

Stairs lead up to the second floor and the principal suite with substantial built-in wardrobes, a Juliet balcony with far-reaching views to the back, and a luxurious en suite shower room. Additional storage can be found in the eaves. Another double bedroom is to the rear of this floor with an en suite shower room adjacent.

This unique property is set in a stunning spot on the extremely quiet Clapham Common West Side, long considered one of the most prestigious addresses in the area. Its position offers easy access to the amenities of Northcote Road as well as good transport links via the Northern Line at Clapham South Tube. There are a number of popular state and independent schools nearby, subject to catchment each year, and the wide-open spaces of Clapham Common are literally on the doorstep.

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





**COPYRIGHT:**  
FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.co.uk  
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

## RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111  
BELLEVUE ROAD SW17 | 020 3846 0999  
BALHAM HIGH ROAD SW17 | 020 8767 7079  
GARRATT LANE SW18 | 020 8879 6205

[www.ramptonbaseley.com](http://www.ramptonbaseley.com)

