



 RAMPTON
BASELEY

ELMBOURNE ROAD, SW17 / FREEHOLD

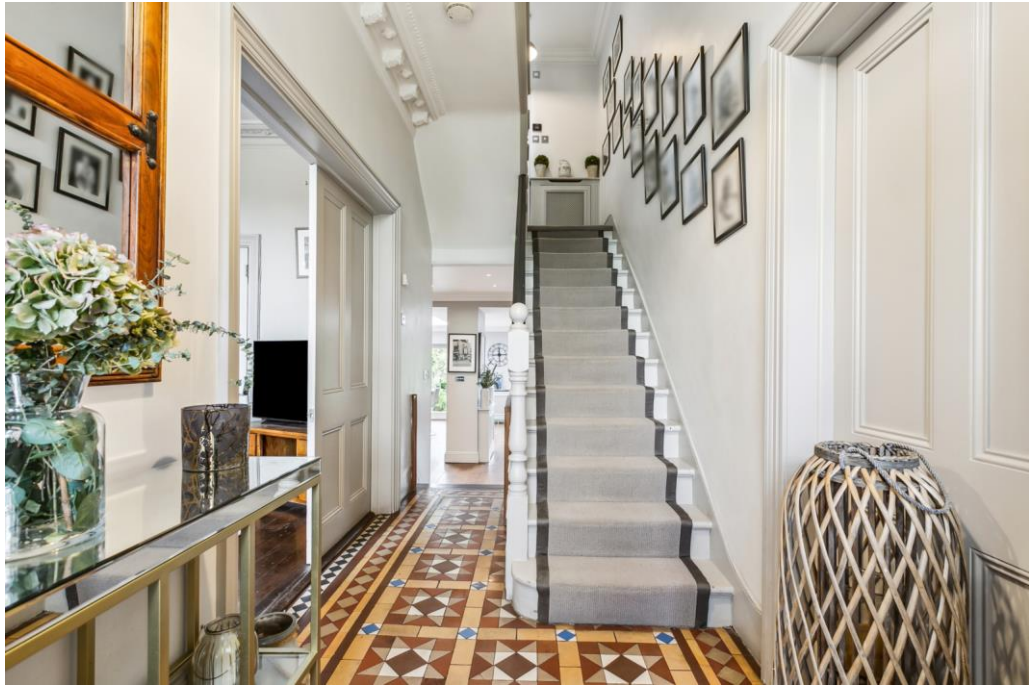
SW17 / FREEHOLD

OVERLOOKING TOOTING BEC COMMON ON THIS SOUGHT-AFTER ROAD. THIS MAGNIFICENT DOUBLE FRONTED SEVEN DOUBLE BEDROOMED VICTORIAN HOUSE OFFERS OVER 3,800 SQFT OF LIVING ACCOMMODATION ARRANGED OVER THREE FLOORS. THE INTERNAL PROPORTIONS AND GARDEN ARE OF PARTICULAR NOTE, THE LATTER BENEFITING FROM TOTALLY UNINTERRUPTED VIEWS TO THE REAR.

The front door opens to an impressive entrance hall with an original Victorian tessellated tiled floor. There are reception rooms on both sides of the entrance hall both benefitting from intricate ceiling mouldings and original period fireplaces. To the rear of the ground floor there is an extremely spacious kitchen family room, which measures approximately 27ft square. The kitchen is finished with integrated appliances, a range style oven and attractive stone worksurfaces. There is a huge amount of space for entertaining as well as everyday family living.

Two sets of double doors open from the kitchen to the impressive garden which has a north westerly aspect and is totally unobstructed at the rear, looking down the Gardens of Streathbourne Road and Drakefield Road. Whilst the garden benefits from the sun throughout the day it is particularly good for afternoon/ evening sunshine in the summer months.

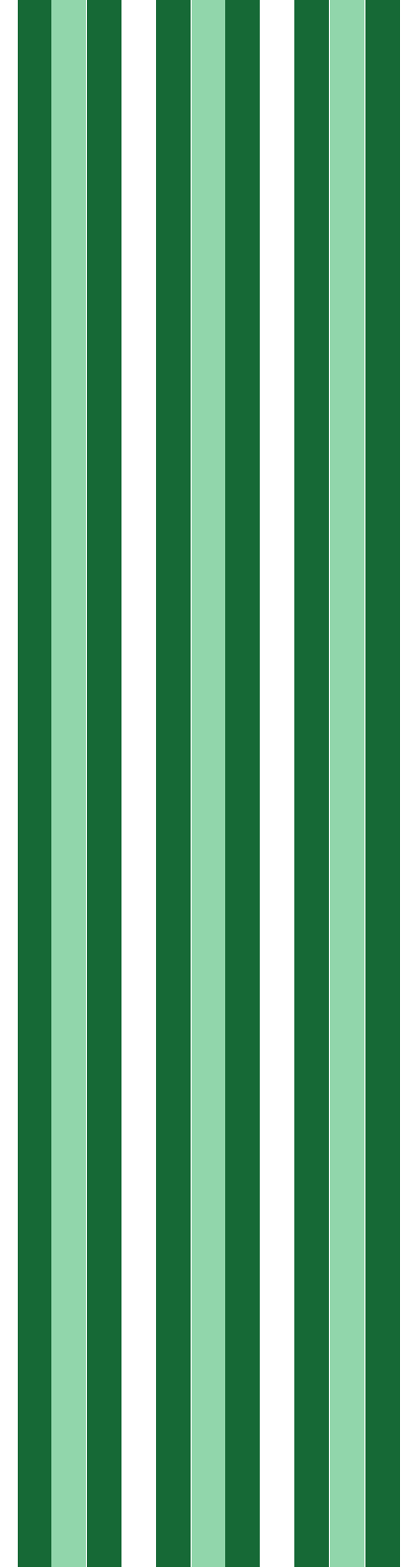




| KITCHEN FAMILY ROOM | TWO
RECEPTION ROOMS | SEVEN BEDROOMS
| FOUR BATHROOMS |

PERIOD FEATURES | UTILITY ROOM |
WINE CELLAR | LOFT STORAGE |
GARDEN | SIDE ACCESS





SW17 / FREEHOLD

There are seven bedrooms arranged over the first and second floor, the principal bedroom boasts a luxurious ensuite bathroom, with bath and separate shower cubicle. A guest bedroom on the second floor has an ensuite shower room and there is a further shower room and a family bathroom all of which are situated on the upper levels. A utility room can be found on the lower ground floor which could easily be used as a playroom, there is also a wine cellar. Another huge benefit to this property is the fact that it is only attached on one side which means that there is side access to the garden (particularly useful for cyclists, pets and garden waste).

Located on the pretty, tree lined Elmbourne Road which runs alongside Tooting Common, this property is set within the highly desirable Heaver Estate Conservation Area. All the bars, restaurants and shopping of Balham and Tooting Bec are close by, and Tooting Bec Underground station and Balham Overland and Underground are all within easy walking distance.

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

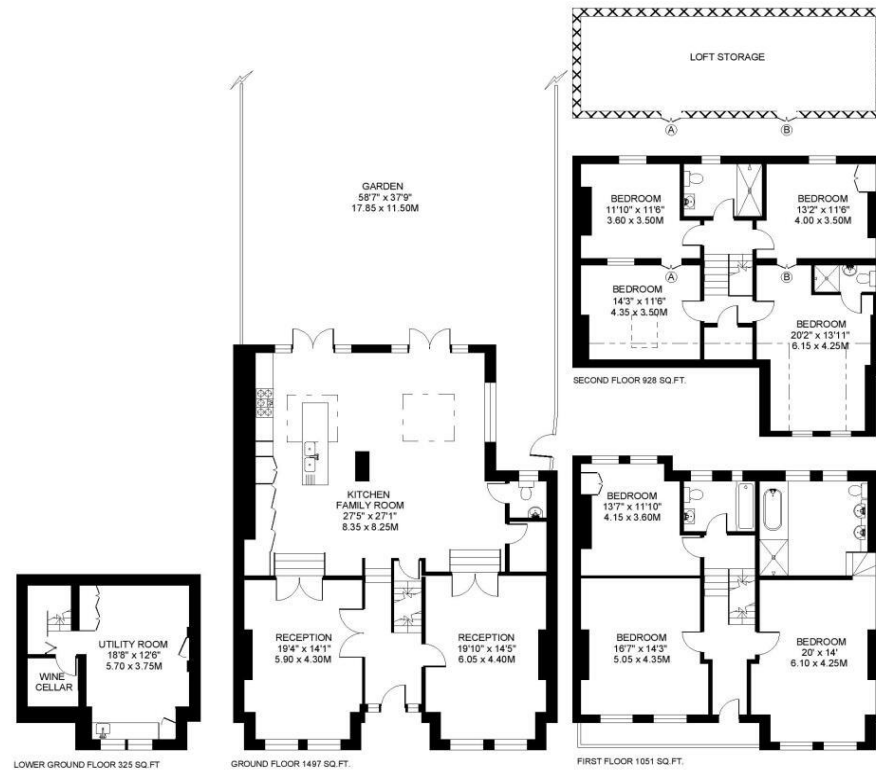


ELMBOURNE ROAD
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 3801 SQ.FT / 353.1 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 405 SQ.FT / 37.6 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 4206 SQ.FT / 390.7 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.



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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