



 RAMPTON
BASELEY

MORING ROAD, SW17 / FREEHOLD

SW17 / FREEHOLD

LOCATED NEAR THE GREEN SPACES OF TOOTING COMMONS IS THIS RENOVATED THREE-BEDROOM VICTORIAN TERRACED HOUSE. MEASURING APPROXIMATELY 1,712 SQ FT, THE PROPERTY IS ARRANGED OVER THREE FLOORS AND BOASTS A LOVELY FEELING OF LIGHT SPACE THROUGHOUT WITH A BEAUTIFULLY PRESENTED GARDEN.

Upon entrance, the hallway leads off to the left into a double reception room, which boasts a feature fireplace, wooden floors and a large bay window. The reception rooms open up to the rear of the property, where the kitchen family room can be found. The stunning kitchen itself has been designed by architect Augustus Brown and has been fitted with beautiful stone worksurfaces, integrated appliances, a useful kitchen breakfast bar and two skylights. Bi-fold doors lead to a beautiful, immaculately kept garden which is the perfect space for al fresco dining and entertaining. A useful utility room with WC completes the ground floor accommodation.

On the first floor there is one bedroom and a modern family bathroom which features a gorgeous free-standing bath. It is worth noting, that this room could easily be returned to its original state, as a fourth bedroom. There is also a separate WC. Positioned on the second floor are two further bedrooms, the larger room benefitting from a sink and storage.

This fantastic property is located on Moring Road which is a lovely residential street located a short walk away from the green open spaces of Tooting Common. The property is well placed for both the local amenities, shops and restaurants of Tooting and Balham. There are a number of excellent state and private schools located nearby (subject to catchment and entrance).

Council Tax: E | EPC: D | Tenure: Freehold



KITCHEN FAMILY ROOM | DOUBLE
RECEPTION ROOM | THREE
BEDROOMS | TWO BATHROOMS |
WC | UTILITY ROOM | GARDEN



MORING ROAD
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 1712 SQ.FT / 159 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 XXXX = 45 SQ.FT. / 4.2 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 1757 SQ.FT. / 163.2 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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