



 RAMPTON  
BASELEY

WEIR ROAD, SW12 / FREEHOLD



## SW12 / FREEHOLD

**THIS SUPERB FOUR DOUBLE BEDROOM FAMILY HOUSE, MEASURING APPROXIMATELY 2,185 SQ FT IS ARRANGED OVER THREE FLOORS AND SITUATED WITHIN THE HENRY CAVENDISH SCHOOL CATCHMENT (SUBJECT TO CHANGE EACH YEAR).**

On the right of the hallway, is the first reception room, which features bespoke cabinets with corning and an original fireplace. The light and sunny open plan kitchen dining room can be found at the rear of the property with ample space for a seating area and kitchen table. The beautiful kitchen itself is a Devol bespoke kitchen, fitted with modern base and wall units with integrated appliances, a butler sink, marble work surfaces and is perfect for modern day family living. The kitchen also benefits from a bespoke walk-through pantry. There is further living space with a reception room, which is currently used as a playroom. Patio doors lead from the kitchen seating area, directly out onto the fantastic, southeast facing garden. Which is currently laid to grass, with mature borders and has an area of patio, great for al fresco entertaining. The bottom of the garden, benefits from raised beds and a pretty pergola. This property also features a cellar and a useful downstairs utility.

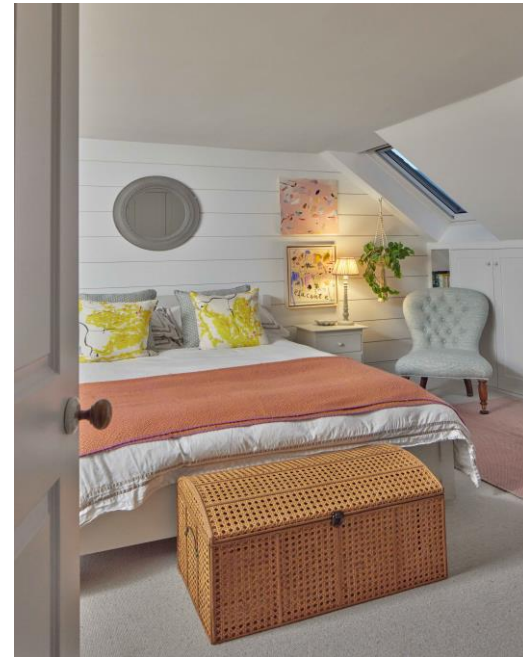
Three bright and airy double bedrooms can be found on the first floor, with all three benefitting from bespoke wardrobes. A further family bathroom with a bath can be found on this floor. On the second floor a further double bedroom can be found with fitted wardrobes and rooflights with a Juliet balcony overlooking over the garden. Another family bathroom can also be found with a bath and stand in shower. There is ample storage located in the eaves of the property.

This superb property is located on Weir Road whereby Balham and Clapham South are conveniently close by where there is an array of amenities and bars as well as the superb transport links with the Northern Line and Overground Station providing quick and easy access into the City and West End. The property is also within the catchment to a number of excellent state schools including Henry Cavendish School (subject to change each year) and private schools (subject to entrance).

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



**OPEN PLAN KITCHEN | RECEPTION  
ROOM | PLAYROOM | FOUR  
BEDROOMS | TWO BATHROOMS |  
CELLAR | UTILITY | GARDEN | 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.



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