



**RAMPTON  
BASELEY**

WISLEY ROAD, SW11 / FREEHOLD

# SW11 / FREEHOLD

**SITUATED ON A SOUGHT-AFTER RESIDENTIAL STREET BETWEEN THE COMMONS IS THIS STUNNING SIX/SEVEN-BEDROOM EDWARDIAN FAMILY HOME WITH APPROXIMATELY 2,457 SQ FT OF LIVING SPACE ARRANGED OVER FOUR FLOORS. THE HOUSE HAS BEEN EXTENDED IN THE KITCHEN, LOFT AND BASEMENT, AND BEAUTIFULLY REFURBISHED. THE HIGH-QUALITY FINISH IS EVIDENT THROUGHOUT AND THE PROPERTY HAS BEEN DESIGNED WITH EVERYDAY LIVING IN MIND AND A FANTASTIC SENSE OF LIGHT AND SPACE IN ALL THE PRINCIPAL ROOMS.**

The elegant reception room is set to the front of the house and benefits from high ceilings with cornicing and ceiling rose, a feature fireplace, wooden floors and bespoke cabinetry and shelving which flanks the chimney breast. The room is flooded with light via the large, square bay window. The spacious kitchen dining room is arranged to the back of the house and is wonderfully bright thanks to the striking skylights and bi-fold doors which run across the full width of the back of the house. The kitchen itself has an excellent range of white gloss wall and base units with fully integrated appliances including a range oven, granite worksurfaces and a large island/breakfast bar. There is plenty of room for both a dining table and comfortable seating, and the south-west-facing patio garden is surrounded by mature trees with a great sense of privacy, making it ideal for al fresco eating and entertaining.

The basement conversion includes a fantastically spacious family room with high ceilings and built-in cabinetry. French doors to the front open onto a lightwell which adds to the natural light in the space. A utility room, separate wc, two bedrooms with built-in wardrobes and an en suite, Jack-and-Jill shower room serving both rooms complete the accommodation on this level.

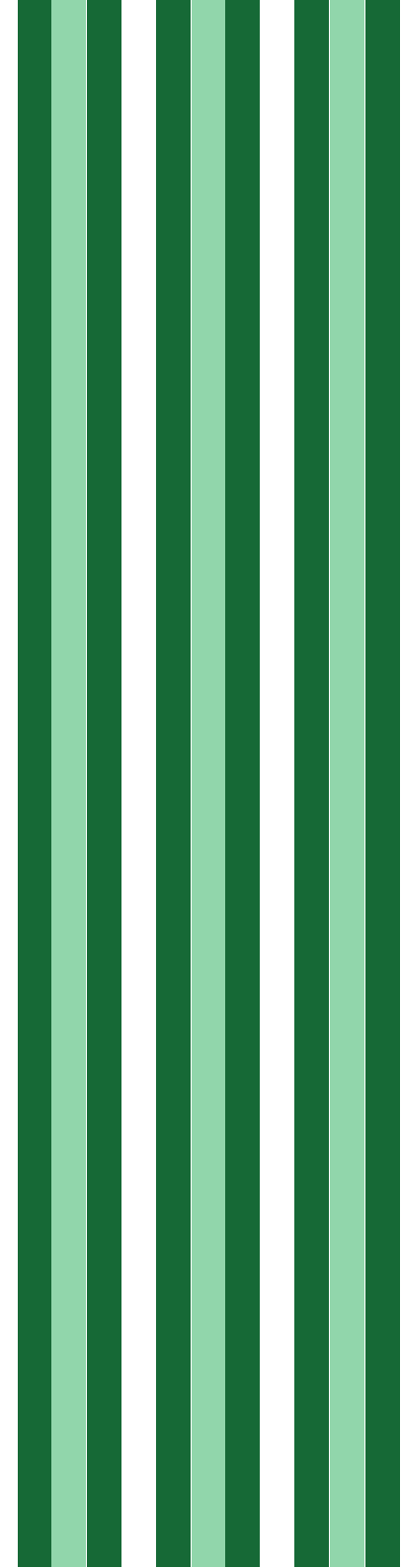




RECEPTION ROOM | KITCHEN  
BREAKFAST ROOM | FAMILY ROOM |  
UTILITY ROOM | SEVEN BEDROOMS |

TWO EN SUITE SHOWER ROOMS |  
FAMILY BATHROOM | DOWNSTAIRS WC  
| SOUTH-WEST-FACING GARDEN





## SW11 / FREEHOLD

Three bedrooms are arranged over the first floor, all with wooden floors, and the largest of the two to the front with the bay window and bespoke cabinetry and shelving. The second bedroom has built-in wardrobes and overlooks the garden, while the third bedroom could be an ideal study. A family bathroom with freestanding bath and shower is also on this floor.

The spacious principal bedroom is on the second floor, boasting a Juliet balcony with far-reaching rooftop views, a large dressing room which has previously been used as a nursery, plus excellent storage into the eaves and an en suite shower room with twin sinks.

This stunning house is located on Wisley Road which runs from Chatto Road to Broomwood Road. The wide-open spaces of both Clapham Common and Wandsworth Common are just moments away and the amenities of Northcote Road and Bellevue Road are also within easy walking distance. Transport can be found at Clapham South Underground and Clapham Junction Overground, and there are a number of popular state and independent schools nearby, subject to catchment and entrance each year.

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



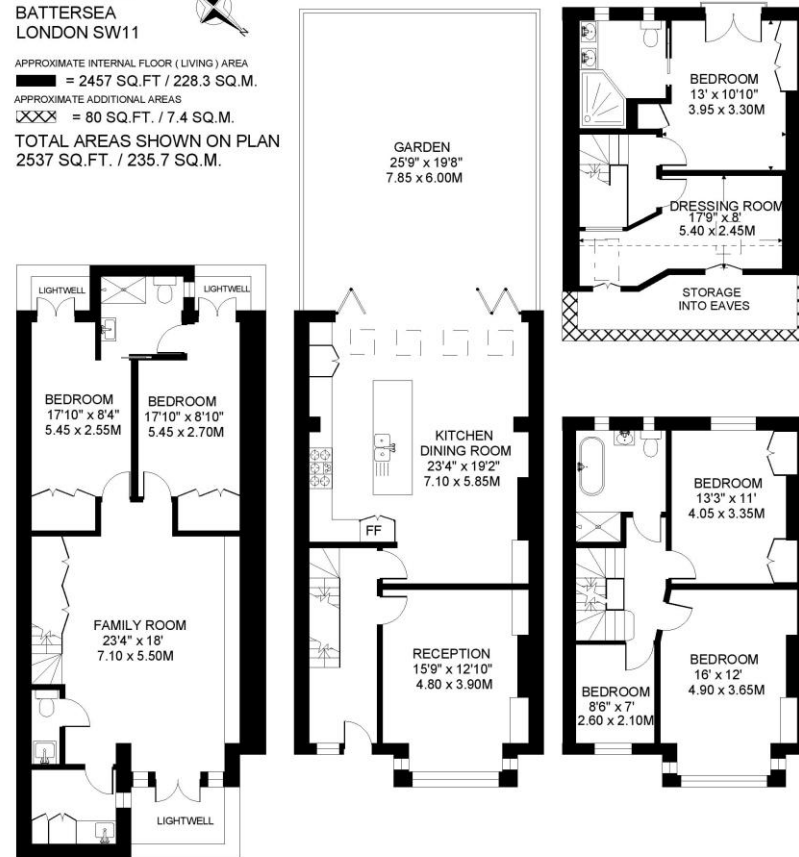
WISLEY ROAD  
BATTERSEA  
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
= 2457 SQ.FT / 228.3 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
= 80 SQ.FT. / 7.4 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
2537 SQ.FT. / 235.7 SQ.M.



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)

