



 **RAMPTON
BASELEY**

CHATHAM ROAD, SW11 / FREEHOLD

SW11 / FREEHOLD

SITUATED IN A GATED MEWS DEVELOPMENT BETWEEN THE COMMONS AND VERY CLOSE TO NORTHCOTE ROAD, IS THIS STUNNING FOUR-BEDROOM HOUSE ARRANGED OVER THREE LEVELS. THE PROPERTY BENEFITS FROM OFF-STREET PARKING AND SECURE ACCESS AND IS DESIGNED IN A CONTEMPORARY STYLE WITH APPROXIMATELY 1,750 SQ FT OF LIVING SPACE.

The open-plan kitchen dining room is at the rear of the property and has ample space for a dining table. The kitchen itself benefits from a range of wall and base units, integrated appliances and granite worksurfaces. A window overlooks the garden, and a glazed sliding door leads to the spacious patio which is perfect for al fresco eating and entertaining in the summer months. A separate sitting room is set to the front of this level and a downstairs wc completes the accommodation on the ground floor.

The elegant reception room is located on the first floor, with two large, floor-to-ceiling picture windows which allow in an abundance of natural light, creating a great sense of light and space throughout. Two of the four bedrooms are found on this floor. The larger of the two has fitted wardrobes and an en suite shower room, and the smaller of the bedrooms could be used as a home office. A family bathroom with shower over bath is also on this level.

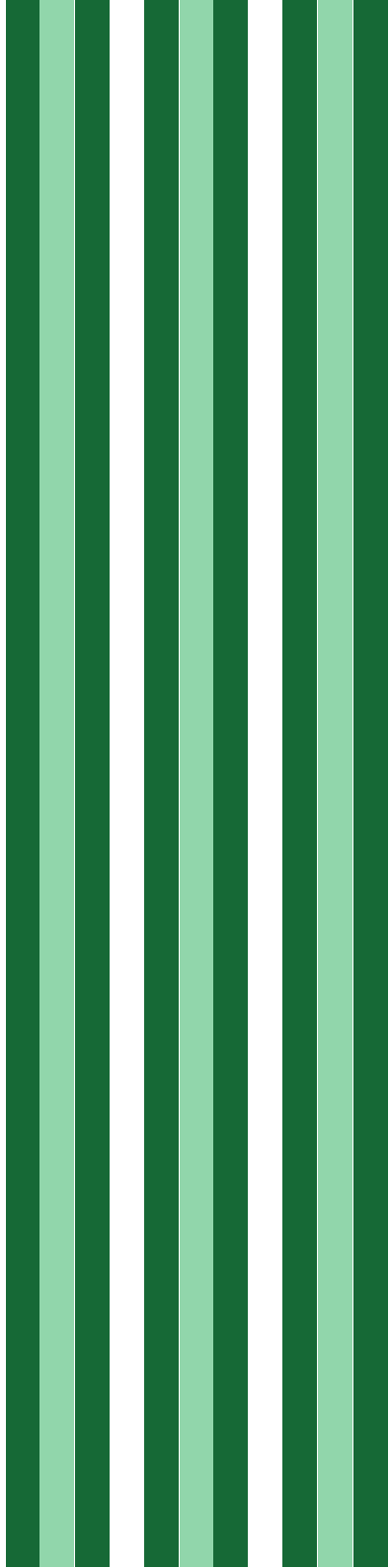




**KITCHEN/DINING ROOM | RECEPTION
ROOM | SITTING ROOM | FOUR
BEDROOMS | FOUR BATHROOMS (THREE
EN-SUITE)**

**| DOWNSTAIRS WC | GARDEN | GATED
MEWS DEVELOPMENT | OFF-STREET
PARKING**





SW11 / FREEHOLD

Two further bedrooms are arranged on the second floor and are wonderfully bright thanks to the large picture windows. The spacious principal bedroom overlooks the garden and benefits from an en suite bathroom with a shower over bath and excellent built-in wardrobes. The other double bedroom on this floor also has good built-in wardrobes and an en suite bathroom with walk-in shower.

Amhurst Mews is on Chatham Road, just off the popular Northcote Road with its excellent amenities. There are a number of popular state and private schools nearby, subject to catchment each year, and transport links from nearby Clapham Junction Overground are within easy walking distance. The wide-open spaces of both Wandsworth and Clapham Commons are also just a ten-minute walk away.

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



AMHURST MEWS
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

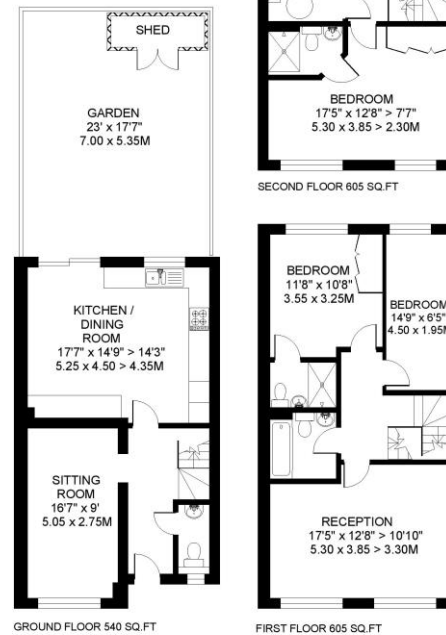
■ = 1750 SQ.FT / 162.5 SQ.M.

APPROXIMATE ADDITIONAL AREAS

⊗⊗⊗ = 26 SQ.FT / 2.4 SQ.M.

TOTAL AREAS SHOWN ON PLAN

1776 SQ.FT / 165 SQ.M.



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FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplans.co.uk
This plan is approximately correct, but not to precise 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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