



 RAMPTON
BASELEY

SWANAGE ROAD, SW18 / FREEHOLD

SW18 / FREEHOLD

A BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME ON THIS SOUGHT-AFTER RESIDENTIAL STREET A STONE'S THROW FROM WANDSWORTH COMMON.

Retaining a wealth of period features, the property boasts a wonderful double reception room on the ground floor with high ceilings, ornate ceiling cornices and a pair of original fireplaces. A step leads down to a bright, airy kitchen, dining and family space to the rear of the house, with a sleek contemporary kitchen with large format tiled floors, plenty of storage, integrated appliances and ample room to sit, eat and entertain. Glazed bi-folding doors lead directly to the garden. A downstairs cloakroom and access to a cellar complete the ground floor accommodation.

Four bedrooms are arranged over the upper two floors, including a generous principal bedroom at the front of the house in the first floor with a wall of fitted storage and three large sash windows flooding the room with natural light. Two further bedrooms on this floor share a smart, modern shower room. The fourth bedroom is on the top floor and has an adjacent family bathroom.

To the rear of the house is a low maintenance 32 ft garden, mainly laid to Easi-grass lawn, there are raised planters together with patios at either end of the garden, ideal for al-fresco entertaining in the warmer summer months.

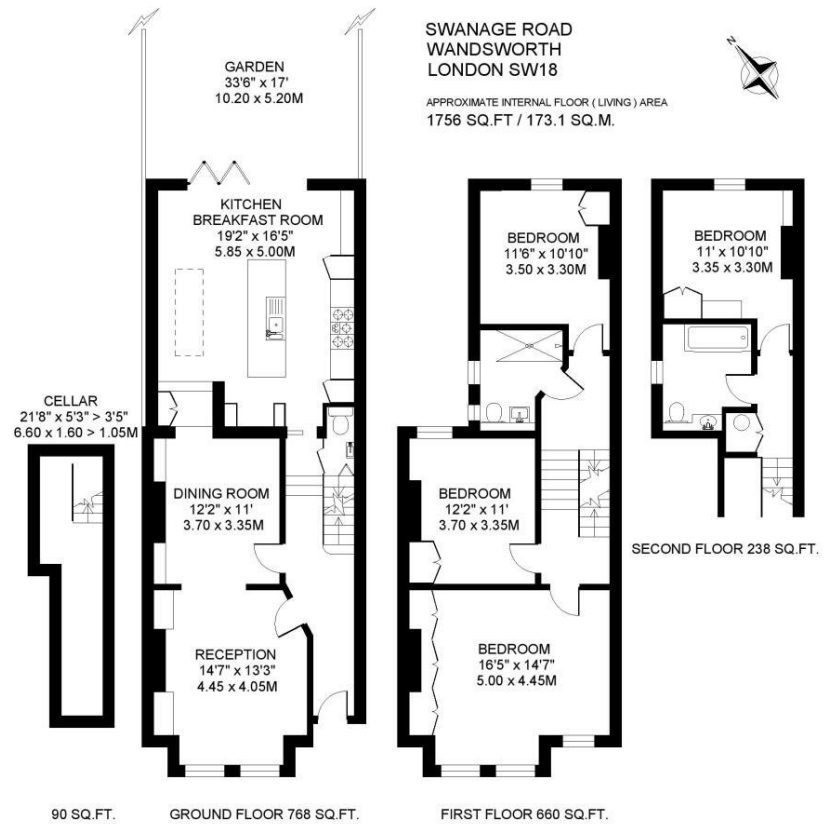
Swanage Road is an attractive residential street within easy reach of the open spaces of Wandsworth Common. The amenities of Wandsworth Town and St John's Hill are a short distance away, as are the open spaces of Wandsworth Common. Transport can be found at Clapham Junction Station and Wandsworth Town, which is within easy reach and provides direct links to central London via Waterloo and Victoria. There are also a number of fantastic schools nearby, subject to catchment and entrance each year.

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



**KITCHEN BREAKFAST ROOM |
DINING ROOM | RECEPTION ROOM
| FOUR BEDROOMS | TWO
BATHROOMS | GARDEN | CELLAR |
PERIOD FEATURES**





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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 theRICS 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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