



**RAMPTON
BASELEY**

STREATHAM COMMON NORTH, SW16 / FREEHOLD

SW16 / FREEHOLD

THIS STUNNING SEMI-DETACHED FIVE-BEDROOM HOUSE MEASURES WELL IN EXCESS OF 2,500 SQ FT AND OVERLOOKS THE GREEN OPEN SPACE OF STREATHAM COMMON. THIS PROPERTY IS IMMACULATEDLY PRESENTED AND BOASTS LARGE PROPORTIONS IN ALL PRINCIPAL ROOMS AS WELL AS FEATURING A GARDEN AND TERRACE.

The beautiful front garden with a vibrant front door, opens onto the hallway, which features a double reception room to the left. The double reception room features high ceilings, wooden floors, and intricate cornicing with two marble feature fireplaces and is currently used as a formal sitting room and a dining room. A stepdown leads into the light and bright open aspect kitchen breakfast room. The kitchen itself features an AGA, wooden work surfaces, with plenty of wall and base units. At the end of the kitchen, there is ample space for a seating area, with Juliette double doors and a further door allowing access to the garden. The impressive garden features mature borders, easi-grass and a raised deck terrace. A WC and cellar complete the downstairs accommodation.

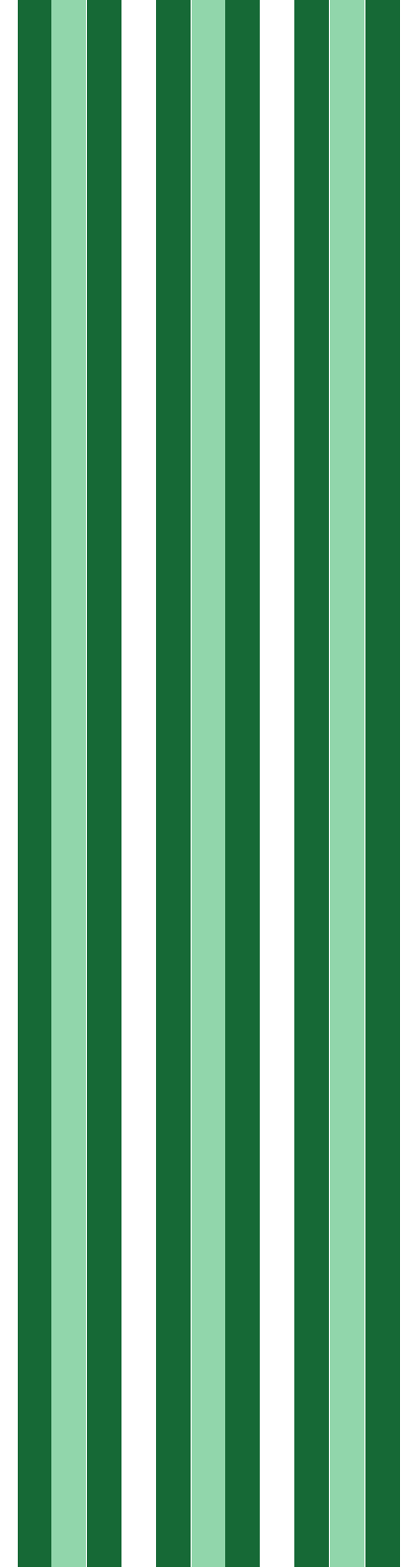




KITCHEN BREAKFAST ROOM |
RECEPTION ROOM | DINING ROOM |
FIVE BEDROOMS | TWO BATHROOMS |

STORAGE | WC | CELLAR | GARDEN |
TERRACE | VIEWS ONTO STREATHAM
COMMON





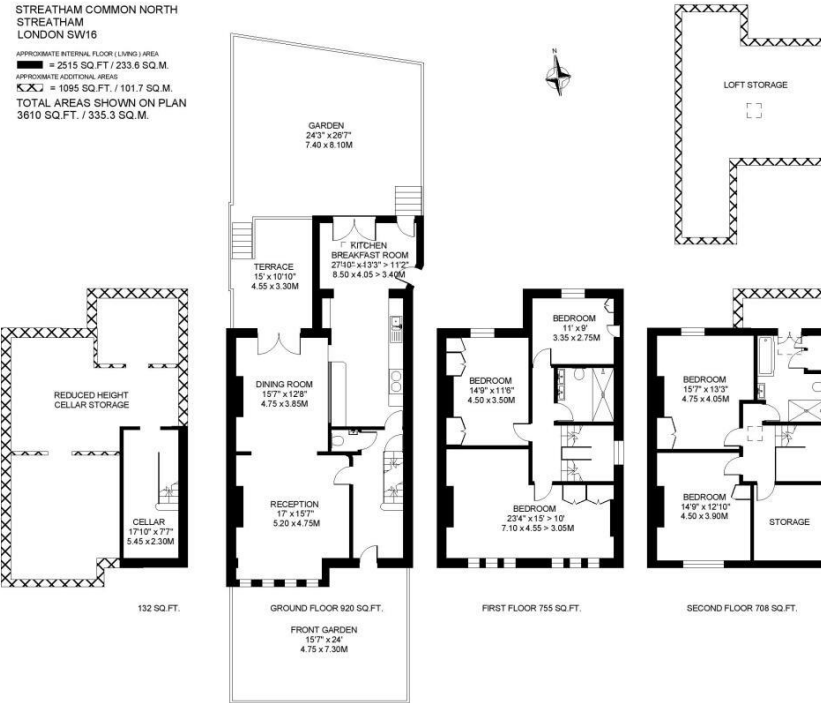
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Three double bedrooms can be found on the first floor with the principal suite at the front of the house, all three bedrooms feature bespoke fitted wardrobes. A contemporary family bathroom with double sinks and a shower cubicle can also be found on this floor. A further two double bedrooms can be found on the second floor with a storage room. Another family bathroom with a separate bath and shower cubicle as well as storage, completes the accommodation.

Streatham Common North runs from Streatham High Road to Beulah Hill. The local amenities of Streatham and Balham are nearby including restaurants, shops and bars. There are a number of good state and private schools in the area (subject to entrance and catchment).

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





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 This plan is approximately 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 BS5521 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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