



 RAMPTON  
BASELEY

TAYBRIDGE ROAD / SW11

# TAYBRIDGE ROAD / SW11

**SITUATED ON A POPULAR RESIDENTIAL STREET, MOMENTS FROM CLAPHAM COMMON, IS THIS EXCELLENT FOUR-BEDROOM FAMILY HOUSE.**

The ground floor of the property comprises of an elegant double reception room with wooden flooring and a contemporary fully extended kitchen/breakfast room. Concertina doors open onto a good-sized garden which has been carefully considered with paved areas providing the perfect spot for alfresco dining and entertaining. A convenient WC completes the ground floor of the property.

Four good sized double bedrooms can be found on the first and second floor of the property as well as a family bathroom, an ensuite master bathroom and an en suite shower room. Further storage is provided in the eaves.

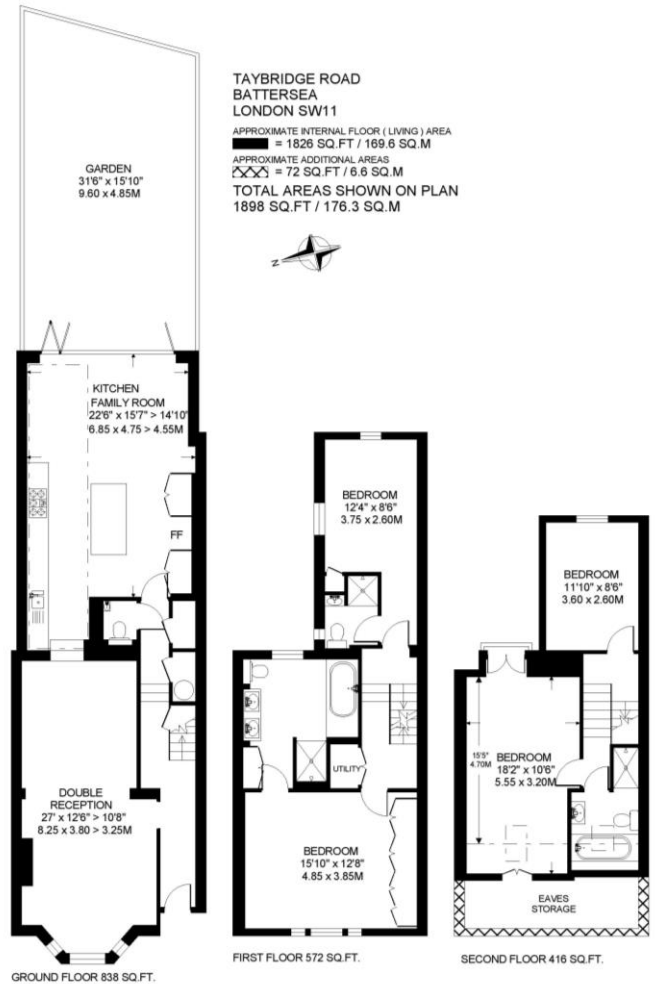
Taybridge Road is a well-regarded street in the residential area known as Northside. The house is well positioned for the sought after Wix's school (subject to entrance in the catchment each year). Transport can be found at either Clapham Junction overland or Clapham Common underground stations. The amenities of Clapham Old Town, Northcote Road and Clapham Junction are all within walking distance.

EPC Rating: C | Council Tax Band: G



**FOUR DOUBLE BEDROOMS |  
KITCHEN/BREAKFAST ROOM |  
DOUBLE RECEPTION ROOM | EAVES  
STORAGE | DOWNSTAIRS WC |  
GARDEN | UNFURNISHED**





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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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