



 RAMPTON
BASELEY

WALSINGHAM PLACE, SW4 / FREEHOLD

SW4 / FREEHOLD

SET IN ARGUABLY ONE OF THE BEST POSITIONS IN A QUIET CUL-DE-SAC JUST OFF CLAPHAM COMMON WEST SIDE, THIS STUNNING, SIX-BEDROOM TERRACED HOUSE BOASTS FANTASTIC LIVING SPACE WITH A LAYOUT THAT MAXIMISES THE NATURAL LIGHT. BUILT IN THE LATE 90S, THE ARCHITECTURE COMBINES CLASSIC VICTORIAN ELEMENTS WITH ALL THE BENEFITS OF A CONTEMPORARY PROPERTY WITH 2,256 SQ FT OF ACCOMMODATION ARRANGED OVER FOUR FLOORS, PLUS THE BENEFITS OF A SOUTH-FACING GARDEN AND OFF-STREET PARKING.

The front door opens onto a spacious hallway with excellent storage ideal for coats and shoes. A good-sized study with windows to the front is off to the right and a downstairs cloakroom is adjacent. The expansive kitchen breakfast room is to the rear of the ground floor and is wonderfully bright thanks to the large rooflight 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 contemporary wall and base units, fully integrated appliances, beautiful marble worksurfaces and a large island/breakfast bar. There is banquette seating around the dining table and plenty of space for comfortable seating too, with striking bespoke shelving and cabinetry. The space is ideal for everyday living and entertaining and opens onto the landscaped, 38 ft south-facing garden. With a terrace at the same level of the kitchen and steps which lead up to the larger easi-grass area, it is the perfect spot for al fresco eating and entertaining in the summer months.

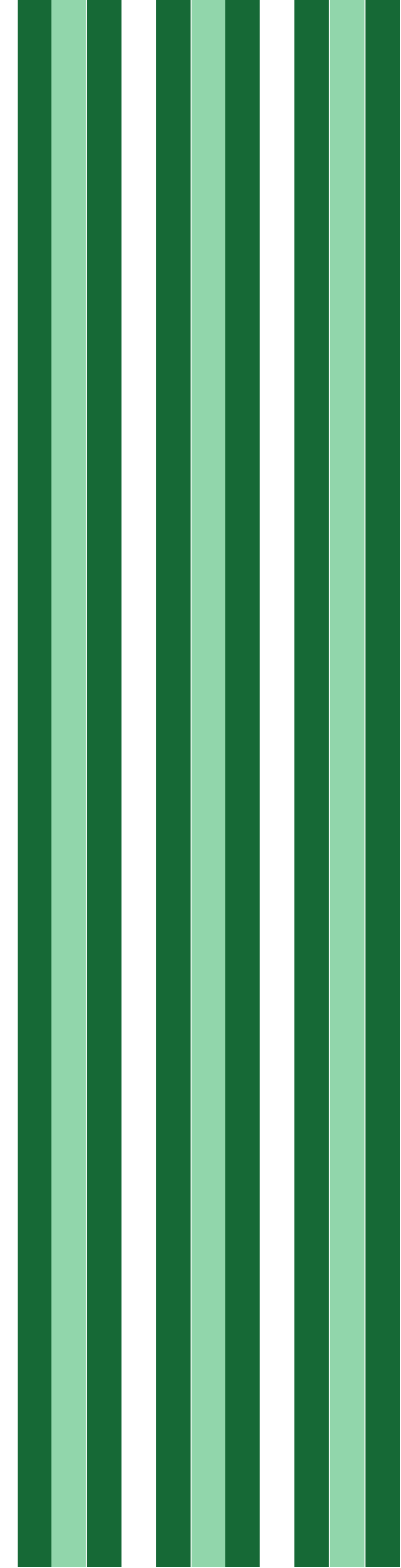




OPEN-PLAN KITCHEN RECEPTION ROOM
| SIX BEDROOMS | FAMILY BATHROOM
| SHOWER ROOM | EN SUITE SHOWER
ROOM |

STUDY | SOUTH-FACING GARDEN |
OFF-STREET PARKING | JUST OFF
CLAPHAM COMMON



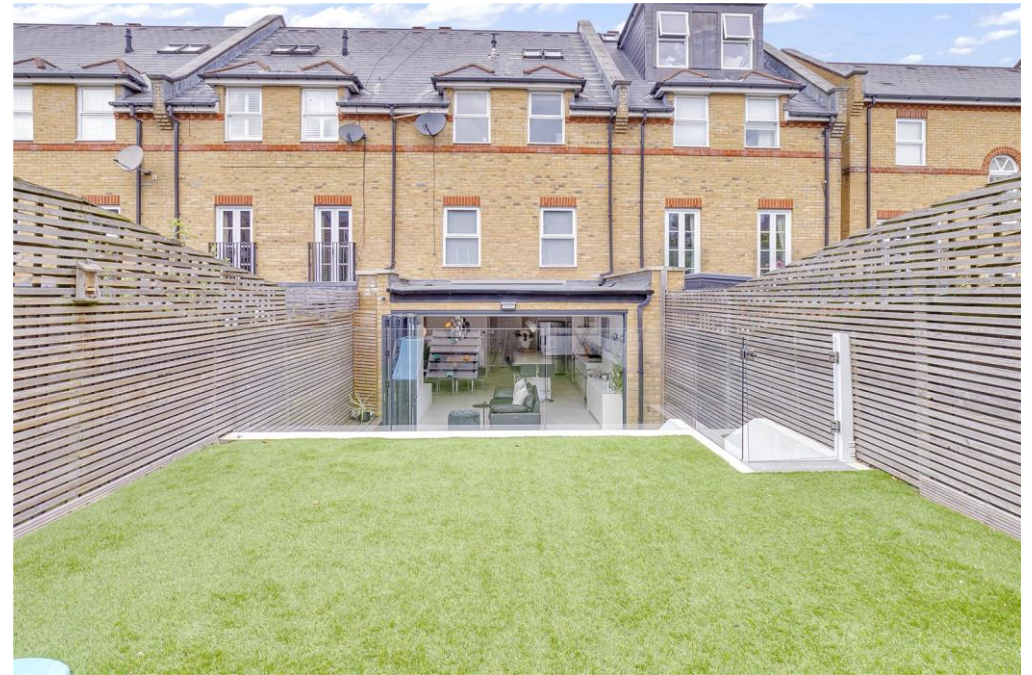


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Two double bedrooms are arranged over the first floor, the larger room to the front benefitting from a Juliet balcony. These bedrooms share a contemporary shower room, and stairs lead up to the second floor and three further bedrooms and a family bathroom. The principal suite is to be found on the top floor with a large en suite shower room.

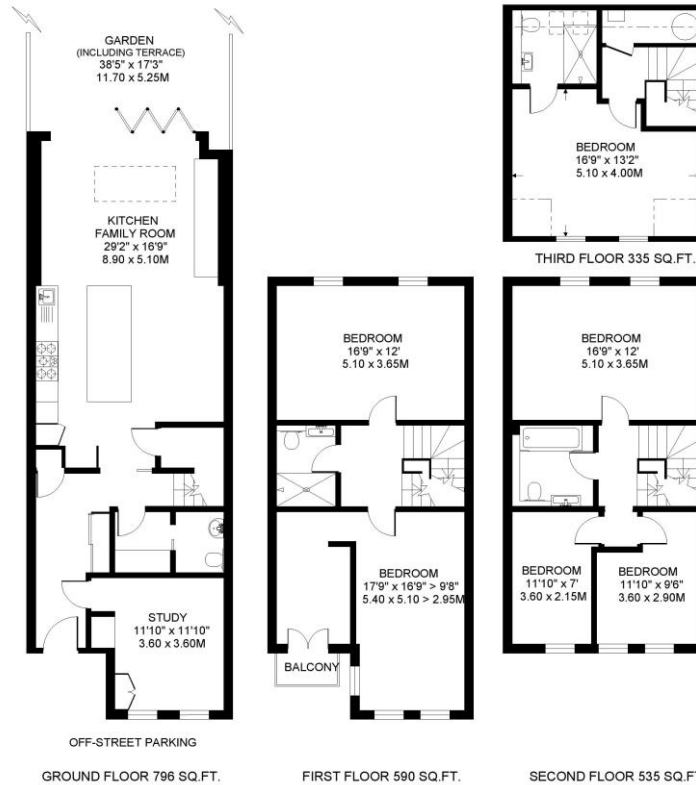
This excellent house is in the sought-after Walsingham Place, a no-through road with very limited traffic just off Clapham Common West Side. The amenities of Northcote Road and transport at Clapham South Tube (Northern Line) are both within a ten-minute walk, and the wide-open spaces of Clapham Common are literally at the end of the road. In addition, there are a number of popular state and independent schools nearby, subject to catchment each year.

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



WALSINGHAM PLACE
CLAPHAM
LONDON SW4

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
2256 SQ.FT / 209.6 SQ.M.



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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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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

