



 RAMPTON
BASELEY

LOUISVILLE ROAD / SW17

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THIS SUPERB THREE-BEDROOM HOUSE IS SITUATED ON A DESIRABLE RESIDENTIAL STREET CLOSE TO THE OPEN GREEN SPACES OF TOOTING COMMON.

The ground floor features a spacious double reception room which is flooded with natural light from large windows and boasts high ceilings, wooden flooring and a feature fireplace. This reception room seamlessly connects to a dining room, which then leads to a fully equipped kitchen with wall and base units and integrated appliances. A good-sized South-West facing patio can be accessed from the dining room and is ideal for alfresco dining and entertaining.

The first floor comprises two double bedrooms and a third single bedroom / study room as well as a family bathroom with a bath and overhead shower.

The principal bedroom, located on the second floor, boasts a Juliet balcony and an ensuite bathroom.

Situated in the sought-after Heaver Estate, Louisville Road enjoys proximity to the green spaces of Tooting Common and Wandsworth Common. The amenities of Balham High Road are within easy reach, offering a variety of shops, cafes, and restaurants. Transport options include Tooting Bec tube station and the overland/underground services of Balham, ensuring easy access to central London. The area also offers a selection of excellent private and state schools, subject to catchment and entrance requirements each year.

EPC: E | Tax Band: E



**DOUBLE RECEPTION ROOM |
KITCHEN | THREE DOUBLE
BEDROOMS | ONE SINGLE
BEDROOM / STUDY | TWO
BATHROOMS | TERRACED GARDEN**

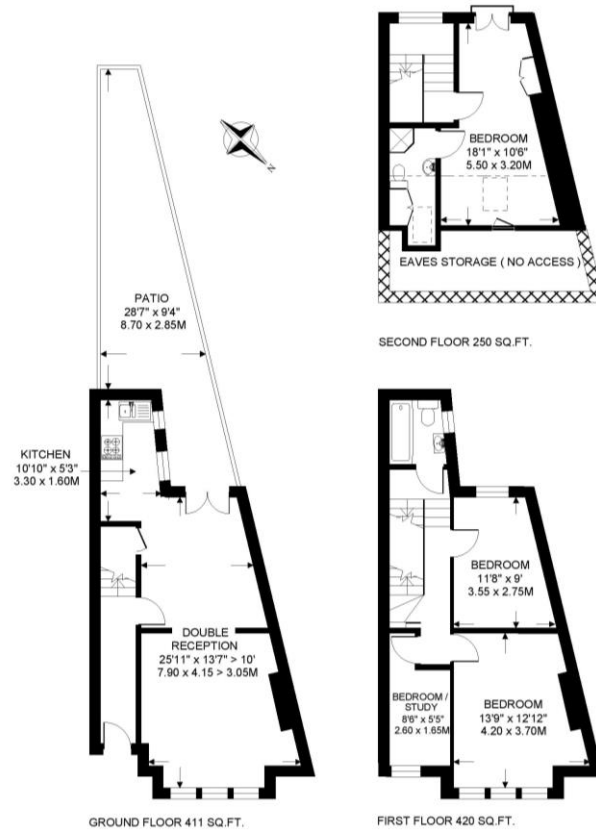


LOUISVILLE ROAD
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 1081 SQ.FT / 100.4 SQ.M.

APPROXIMATE ADDITIONAL AREAS
XXX = 88 SQ.FT / 8.2 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 1169 SQ.FT / 108.6 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.



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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