



**RAMPTON
BASELEY**

STAPLETON ROAD, SW17 / SHARE OF FREEHOLD

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THIS FANTASTIC FIVE-BEDROOM FLAT IS ARRANGED OVER THE FIRST AND SECOND FLOORS OF THIS HANDSOME DOUBLE-FRONTED VICTORIAN CONVERSION. MEASURING APPROXIMATELY 1,950 SQ FT, THIS PROPERTY BOASTS LARGE PROPORTIONS IN ALL OF THE PRINCIPAL ROOMS AND AN EXOTIC GARDEN.

On the first floor, the property opens to a spacious hallway, at the rear of the hallway is the light and bright kitchen dining room. The kitchen itself features high gloss wall and base units, integrated appliances and a breakfast bar, making this space perfect for everyday family living. Steps at the back of the kitchen lead down onto the exotic patioed garden that features a concrete bench and mature borders featuring banana trees and palm trees. Leading off the hallway to the left is the reception room. Which boasts cornicing, a feature fireplace, a beautiful bay window and wooden floors. There is a further two double bedrooms on this floor, one of which is currently used as an office/ gym. A useful utility and downstairs bathroom with a bath completes the first-floor accommodation.

On the second floor there is a further three bedrooms. With the principal suite boasting bespoke fitted wardrobes and an en-suite with a shower and one of the other bedrooms features fitted wardrobes. A spacious family bathroom with a separate shower cubicle and free-standing bath can also be found. There is also ample space for storage located in the eaves of the property.

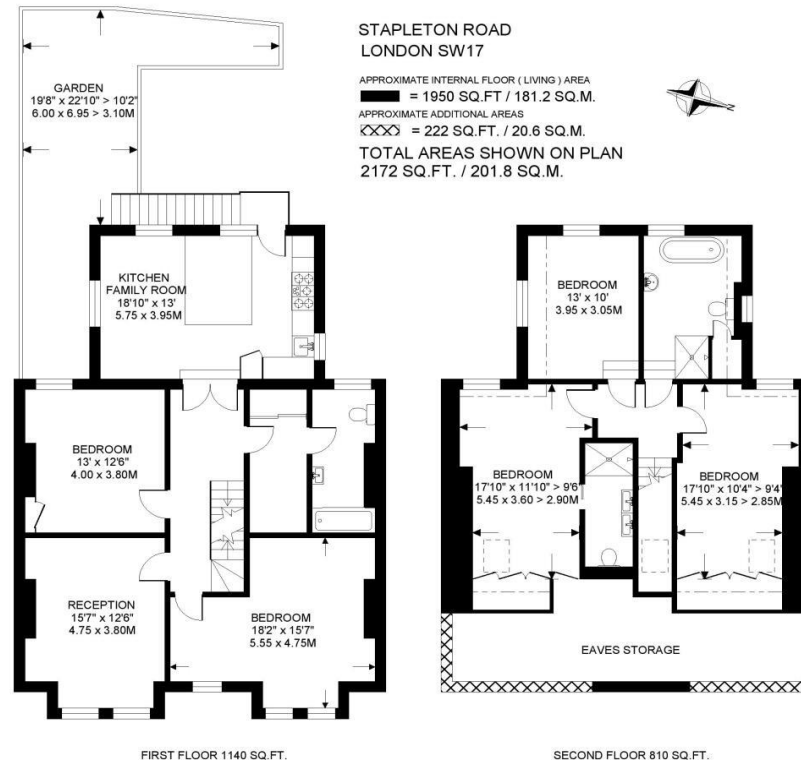
This superb flat is located on Stapleton Road, a pretty and quiet one-way residential street. The property is excellently positioned with Tooting Bec Underground station a mere one-minute walk away. Overground services can be found from Balham Station to London Victoria or London Bridge via Clapham Junction. The green open spaces of Tooting Common can be found close by as well as the brilliant amenities of Balham High Road. There is also a selection of excellent private and state schools (subject to catchment and entrance each year).

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



**KITCHEN FAMILY ROOM |
RECEPTION ROOM | FIVE
BEDROOMS | THREE BATHROOMS |
GARDEN | EAVES STORAGE |
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 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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