



**RAMPTON  
BASELEY**

ESWYN ROAD, SW17 / FREEHOLD

## SW17 / FREEHOLD

**THIS SUPERB FOUR-BEDROOM VICTORIAN TERRACE, HAS RECENTLY BEEN RENOVATED AND MEASURES APPROXIMATELY 1,447 SQ FT. THE PROPERTY IS ARRANGED OVER THREE FLOORS AND IS IMMACULATELY PRESENTED, BOASTING A FEELING OF LIGHT AND SPACE THROUGHOUT.**

Upon entrance, the hallway leads off to the right into a reception room, which boasts an original fireplace, and wooden block parquet flooring throughout. This room further features bespoke cabinetry and shelving flanking the chimney breast. The reception rooms lead to the rear of the property, where the kitchen can be found. The stunning kitchen itself has been fitted with beautiful granite worksurfaces, underfloor heating and a large island. Crittal-style doors lead to a beautifully kept garden which is the perfect space for al fresco dining and entertaining. A useful utility room and a separate WC complete the ground floor accommodation.

The stairs leading up to the first and second floor, feature a custom wrought iron balustrade, which has been made locally. On the first floor, there are two bedrooms with the principal bedroom boasting a bay window and large bespoke fitted wardrobes. There is a fantastic family bathroom which has been fitted with a wet room style shower, freestanding stone bath, and double sink.

On the second floor, there are a further two bedrooms. With one bedroom including bespoke fitted wardrobes spanning the length of the room and a brilliant en-suite, with custom-made shower doors, electric underfloor heating and claybrook floor tiles. There is further ample storage located in the eaves of the property.

This brilliant property is located on Eswyn Road which is a lovely residential street located a short walk away from the green open spaces of Tooting Common as well as Tooting Bec & Broadway Tube stations. The property is also well placed for both the local amenities, shops and restaurants of Tooting and Balham. There are a number of excellent state and private schools located nearby (subject to catchment and entrance each year).

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



**KITCHEN | RECEPTION ROOM |  
FOUR BEDROOMS | TWO  
BATHROOMS | UTILITY | GARDEN |  
RECENTLY REFURBISHED**



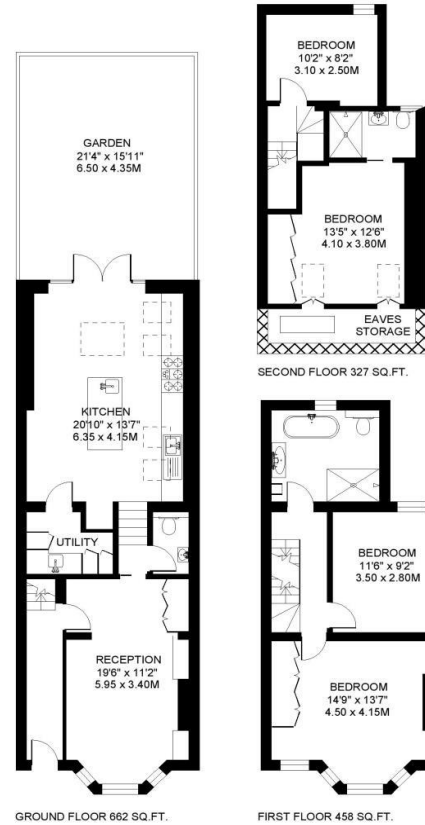


ESWYN ROAD  
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 ■■■■ = 1447 SQ.FT / 134.4 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 XXXX = 44 SQ.FT / 4.1 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 1491 SQ.FT / 138.5 SQ.M.



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 FLOOR PLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplans.co.uk  
 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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