 RAMPTON  
BASELEY

FAIRMILE AVENUE, SW16 / FREEHOLD

## SW16 / FREEHOLD

**THIS SUPERB RECENTLY REFURBISHED FIVE-BEDROOM FAMILY HOME IS BEAUTIFULLY PRESENTED THROUGHOUT WITH GREAT PROPORTIONS IN ALL THE PRINCIPAL ROOMS AND A LOVELY FEELING OF LIGHT AND SPACE. ARRANGED OVER THREE FLOORS, THE HOUSE MEASURES APPROXIMATELY 2,318 SQ FT AND BENEFITS FROM A PRIVATE 54 FT GARDEN.**

The property opens into an entrance hall with a bright and cozy reception room leading off to the left, featuring a feature fireplace and bespoke cabinetry. The stylish and sleek open-plan kitchen can be found at the rear and features plenty of wall and base units, as well as integrated appliances, a breakfast bar and granite worksurfaces, making it the perfect flexible space for everyday living and entertaining. This room leads to a lovely 54 ft private garden, perfect for alfresco dining in the summertime. A spacious and light dining room and W/C completes the ground floor.

Two double bedrooms are arranged over the first floor with each bedroom benefiting from an abundance of light and plenty of space for wardrobes. This level also features two bathrooms, including a contemporary family bathroom with bath. The top floor features an additional three bedrooms, along with an extra shower bathroom making up the living space. All bedrooms are flooded with natural light and ample space for additional furniture. Plenty of additional storage space can be found in cellar. Additionally, the property also has off-street parking.

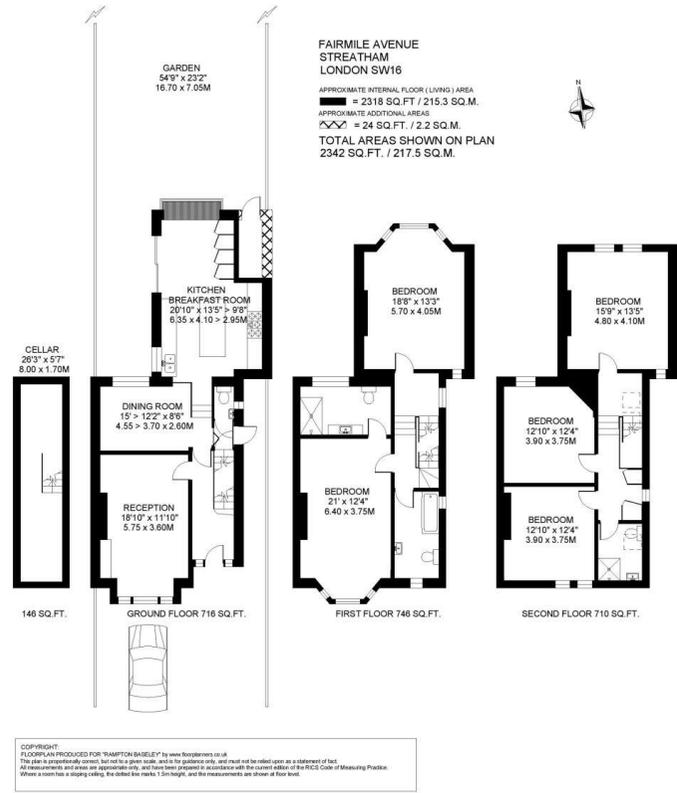
Fairmile Avenue is situated within easy reach of the local shops, bars and restaurants of Streatham High Road. The nearest train station is Streatham Railway Station as well as being a 10-minute walk from Streatham Common Station. There is also an excellent collection of schools in the area with both Henry Cavendish Primary School and Streatham and Clapham High School nearby.

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



**OPEN- PLAN KITCHEN | RECEPTION ROOM | DINING ROOM | CELLAR | FIVE BEDROOMS | THREE BATHROOMS | OFF-STREET PARKING | GARDEN | SIDE ACCESS**





**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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