



 RAMPTON  
BASELEY

TREWINT STREET, SW18 / FREEHOLD

## SW18 / FREEHOLD

**SITUATED ON AN ATTRACTIVE RESIDENTIAL STREET, CENTRALLY LOCATED FOR EARLSFIELD, IS THIS FANTASTIC FOUR-BEDROOM FAMILY HOME. IMMACULATEDLY PRESENTED THROUGHOUT, THE PROPERTY MEASURES APPROXIMATELY 1,869 SQUARE FEET OF ACCOMMODATION ARRANGED OVER THREE FLOORS, BOASTING LARGE PROPORTIONS IN ALL PRINCIPAL ROOMS AS WELL AS A PRETTY PAVED GARDEN.**

A wonderfully bright reception room can be found at the front of the property including bespoke cabinetry, feature fireplace and bay windows tastefully finished with plantation shutters. To the rear is an impressive recently extended kitchen and family room, with an abundance of stylish units complete with Quartz worksurfaces and integrated appliances including a Quooker tap, Bluetooth speakers and Siemens fitted ovens. This stunning space also includes exposed steel beams and Crittall-style doors which, together with skylights, flood the room with natural light. A modern, fully equipped utility room, cloakroom and separate W/C complete the ground floor.

Arranged over the first floor are three double bedrooms, with the principal bedroom benefitting from floor to ceiling built-in wardrobes and large sash windows. A family bathroom can also be found on this level, recently refitted with new units and his and hers basins.

A final bathroom and bedroom are located on the second floor which also provides access to additional eaves storage. A cellar, which has been tanked, completes the property.

Trewint Street is ideally located in the heart of Earlsfield, moments from the restaurants and amenities of Garratt Lane but also close to green spaces and playgrounds such as Garratt Park and the River Wandle. Transport can be found at Earlsfield overground station, only a 4-minute walk away, with quick links into central London. Furthermore, the property is also well located for a number of excellent state and private schools (subject to catchment and entrance each year).



Council Tax Band: F | EPC: C | Tenure: Freehold |



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



TREWINT STREET  
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 = 1869 SQ.FT / 173.6 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 = 72 SQ.FT. / 6.7 SQ.M.  
 TOTAL AREAS SHOWN ON PLAN  
 1941 SQ.FT. / 180.3 SQ.M.



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 FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.ramptonbaseley.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 dashed 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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