RAMPTON BASELEY

ASPLEY ROAD, SW18 / FREEHOLD

RAMPTON BASELEY

AN ATTRACTIVE FOUR STOREY VICTORIAN FAMILY HOME ON THIS HIGHLY DESIRABLE ROAD WITHIN EASY REACH OF THE GREEN SPACES OF WANDSWORTH COMMON.

Offering over 2,300 sq ft of accommodation and retaining many original period features, unusually for a property of this type, there are two full floors of reception and entertaining space together with a deep rear garden.

Whilst the property is in need of modernisation, it offers scope for an incoming owner to improve, extend (subject to planning permission) and stamp their own identity on this wonderful house.
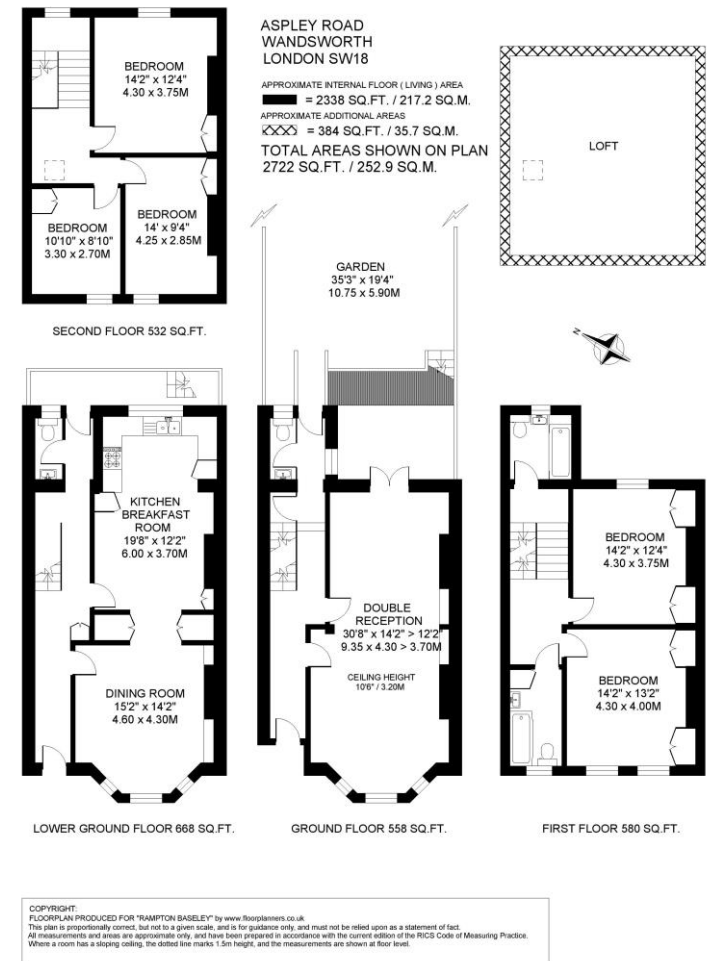
Aspley Road is an attractive residential street just off East Hill. The amenities of Wandsworth Town including the Southside Shopping Centre with a large Waitrose, a variety of high street retailers and a cinema complex are a short walk away, as are the open spaces of Wandsworth Common. Transport can be found at Wandsworth Town station which is approximately a twelve minute walk away, with direct links into Waterloo. Furthermore, there are several excellent state and private primary schools nearby (subject to entry and catchment each year).

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

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The Property Ombudsman

Floor Plan

ASPLEY ROAD
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 2338 SQ.FT. / 217.2 SQ.M.
APPROXIMATE ADDITIONAL AREAS
⧉ = 384 SQ.FT. / 35.7 SQ.M.
TOTAL AREAS SHOWN ON PLAN
2722 SQ.FT. / 252.9 SQ.M.

LOFT

BEDROOM
14'2" x 12'4"
4.30 x 3.75M

BEDROOM
10'10" x 8'10"
3.30 x 2.70M

BEDROOM
14' x 9'4"
4.25 x 2.85M

SECOND FLOOR 532 SQ.FT.

GARDEN
35'3" x 19'4"
10.75 x 5.90M

KITCHEN BREAKFAST ROOM
19'8" x 12'2"
6.00 x 3.70M

DINING ROOM
15'2" x 14'2"
4.60 x 4.30M

DOUBLE RECEPTION
30'8" x 14'2" > 12'2"
9.35 x 4.30 > 3.70M
CEILING HEIGHT
10'6" / 3.20M

BEDROOM
14'2" x 12'4"
4.30 x 3.75M

BEDROOM
14'2" x 13'2"
4.30 x 4.00M

LOWER GROUND FLOOR 668 SQ.FT.
GROUND FLOOR 558 SQ.FT.
FIRST FLOOR 580 SQ.FT.

RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111
BELLEVUE ROAD SW17 | 020 3846 0999
BALHAM HIGH ROAD SW17 | 020 8767 7079
GARRATT LANE SW18 | 020 8879 6205

MARKET LEADERS · AROUND THE COMMONS · RB

www.ramptonbaseley.com