



**RAMPTON
BASELEY**

JEYPORE ROAD, SW18 / FREEHOLD

SW18 / FREEHOLD

LOCATED ON A SOUGHT-AFTER RESIDENTIAL STREET IS THE WONDERFUL THREE-BEDROOM HOUSE, MEASURING APPROXIMATELY 1026 SQ. FT AND ARRANGED OVER FOUR FLOORS. WITH EXCELLENT LIVING AREA, THE PROPERTY OFFERS A GREAT SENSE OF LIGHT AND SPACE THROUGHOUT AND INCLUDES A PRIVATE PATIO GARDEN PERFECT FOR

On the ground floor there is a beautiful double reception room, a large window to the front provides an abundance of natural light and the space features a pretty period fireplace. The split level offers a flexible open plan living space with beautiful wooden flooring running throughout and a sliding glass door provides access to the private courtyard style patio garden, smartly finished with Astro turf. Downstairs on the lower ground floor is the contemporary kitchen, fitted with plenty of wall and base units, ample workspace, and modern integrated appliances.

A spacious principal bedroom is located to the front on the first floor, benefitting from two large sash windows, built in storage and a luxurious en suite shower room. A large family bathroom with shower over bath completes, and two further bedrooms complete the upper levels. Furthermore, additional storage space can be found in the eaves.

Jeyapore Road is a pretty tree lined popular residential street close to the open spaces of Wandsworth Common. It is well placed for the local amenities and more extensive shopping is available Southside Shopping Centre. Transport links are good with Earlsfield and Wandsworth Town Overground stations nearby, providing services to Victoria and Waterloo. Furthermore, the area as a whole is renowned for its excellent choice of private and state schools, subject to catchment and entrance each year.




THREE BEDROOMS | DOUBLE
RECEPTION ROOM |
CONTEMPORARY KITCHEN |
PRINCIPAL BEDROOM WITH EN SUITE
| FAMILY BATHROOM | PRIVATE
PATIO GARDEN | EAVES STORAGE

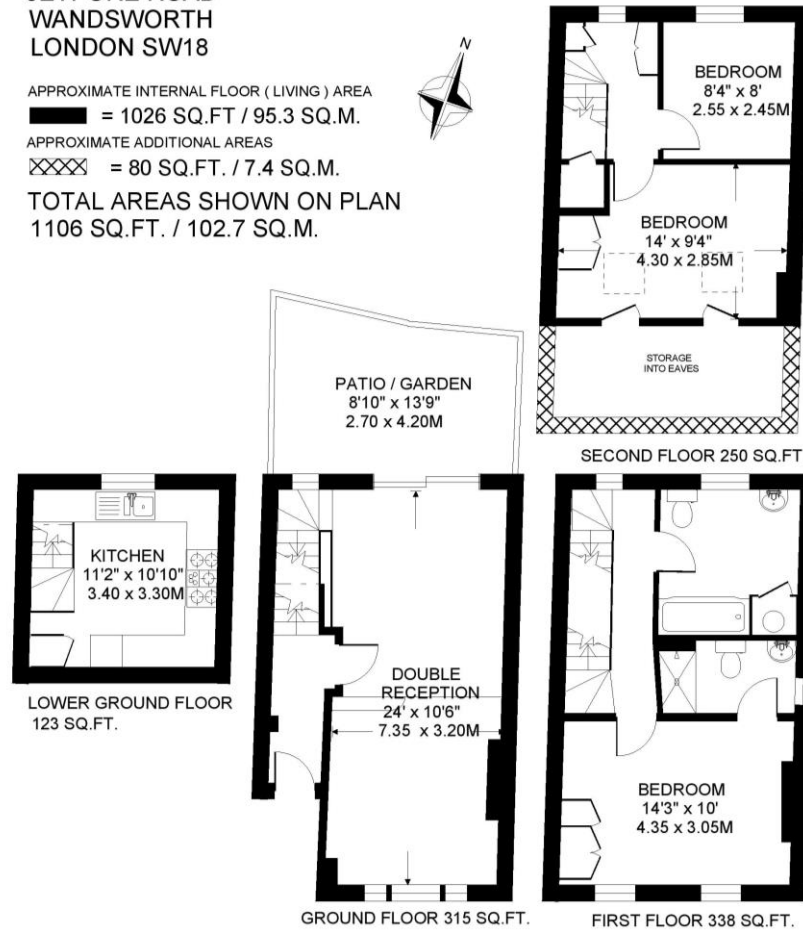


JEYPORE ROAD
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1026 SQ.FT / 95.3 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 80 SQ.FT. / 7.4 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 1106 SQ.FT. / 102.7 SQ.M.



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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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