



 RAMPTON  
BASELEY

BALHAM PARK ROAD, SW12 / FREEHOLD

# SW12 / FREEHOLD

**A SUPERB DOUBLE-FRONTED VICTORIAN FAMILY HOME OFFERING OVER 4,000 SQ FT OF BEAUTIFULLY PRESENTED ACCOMMODATION ON THIS POPULAR RESIDENTIAL STREET A STONE'S THROW FROM WANDSWORTH COMMON.**

Set well back from the road and with wonderful proportions, the property balances original period detailing with more contemporary touches and features, on the ground floor an extremely elegant 30' double reception room with tall ceilings, a pair of matching period fireplaces, ornate ceiling cornices and a deep bay window which floods the room with natural light. To the other side of the hallway is a less formal sitting room and to the rear, a superb dining room with glazed doors leading through to the kitchen. Spanning the entire width of the house and glazed on two sides, the kitchen/dining/family room features a smart, shaker style kitchen with polished black granite work surfaces, a less formal dining area and a further sitting area with two sets of French doors leading to the garden.

The basement has also been converted to provide a large family room and a useful utility room.

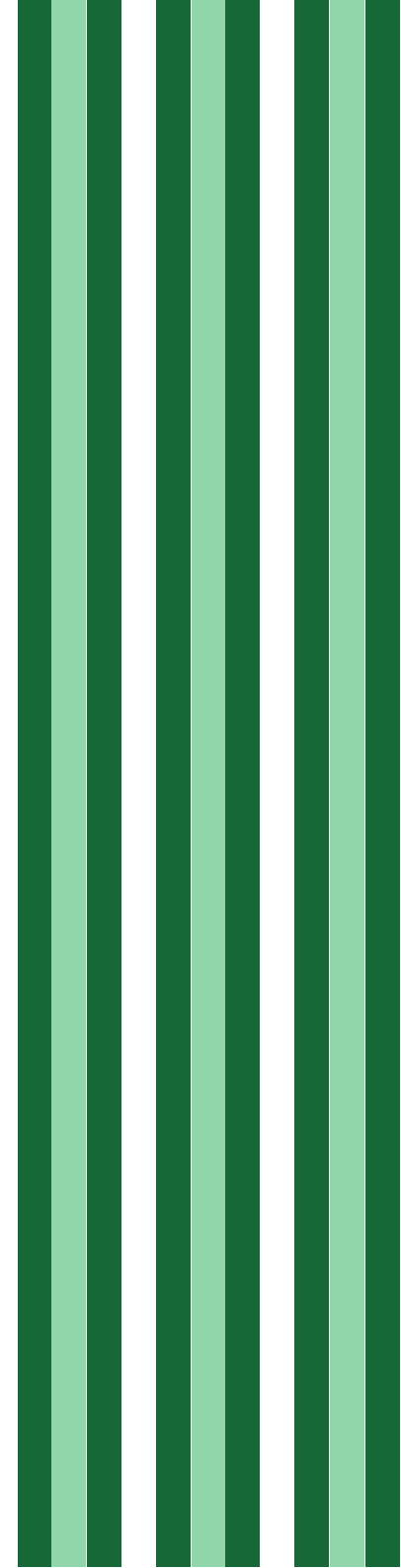




SIX BEDROOMS | THREE RECEPTION  
ROOMS | FOUR BATHROOMS | SEMI  
DETACHED |

FREEHOLD | GARDEN | PATIO | OPEN  
PLAN KITCHEN





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Six generous double bedrooms are arranged over the two upper floors including a bright, airy principal suite on the first floor with an en-suite bathroom with a free-standing roll top bath, vanity units with twin basins and a separate glass enclosed shower. The principal bedroom is separated from the bedroom to the rear by a bank of built-in wardrobes which could be removed to increase the size of the room if necessary. The three further bedrooms on this floor share a large family bathroom/exercise room on the half landing to the rear of the house with a free-standing bath, shower and separate steam room.

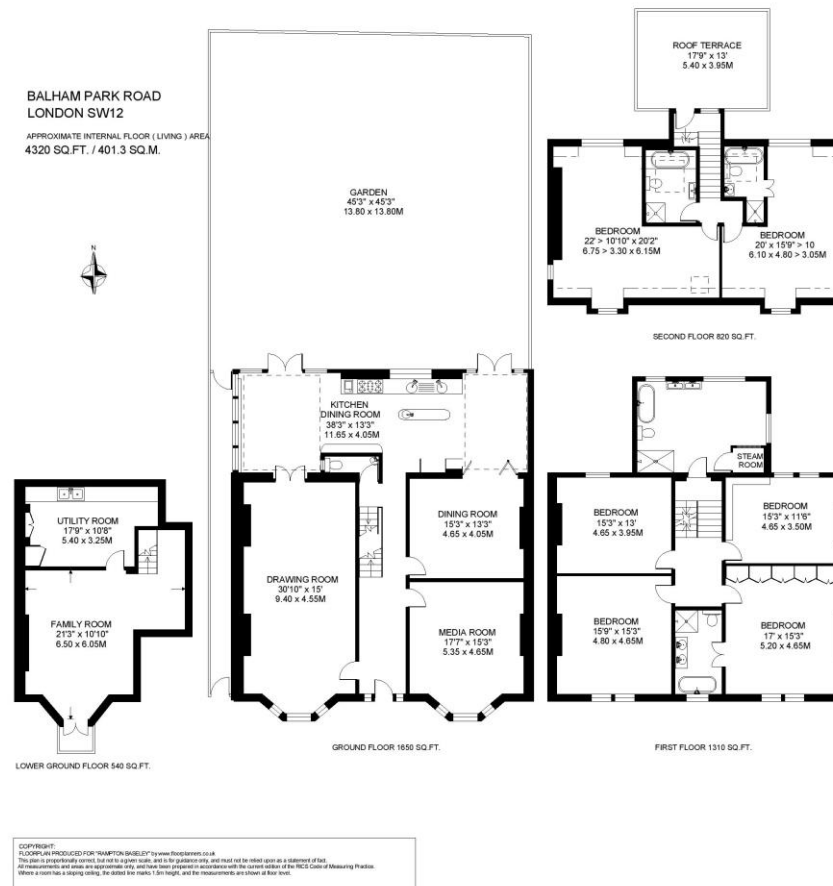
There are two further substantial bedrooms on the top floor (one en-suite) and a further bathroom.

Of particular note is the wonderful rear garden with a large decked area leading to a York stone paved patio area with a built-in BBQ together with a large lawned area. A roof terrace sits atop of the rear extension and is ideal for soaking up the last of the evening sun.

Balham Park Road is a popular and attractive residential street ideally located for the shops, cafes and restaurants on Bellevue Road and only a short distance from Northcote Road and the green open spaces of Wandsworth Common. Transport links can be found at Wandsworth Common station which provides access to central London via Victoria and Waterloo. Balham Underground station is also easily accessible and provides access to the City and Canary Wharf via London Bridge and Bank. The local area has an excellent selection of both state and private schools subject to entrance and catchment each year.

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





**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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