 RAMPTON
BASELEY

SWAFFIELD ROAD, SW18 / FREEHOLD

SW18 / FREEHOLD

LOCATED ON A SOUGHT-AFTER RESIDENTIAL STREET, A SHORT DISTANCE FROM THE OPEN SPACES OF KING GEORGES PARK, IS THIS FABULOUS FOUR-BEDROOM TERRACE HOUSE. IMMACULATEDLY PRESENTED THROUGHOUT, THE PROPERTY HAS BEEN COMPLETED RENOVATED SPARING NO EXPENSE AND PROVIDES A TERRIFIC AMOUNT OF NATURAL LIGHT AND SPACE. MEASURING APPROXIMATELY 1,585 SQ FT AND ARRANGED OVER THREE FLOORS, THE HOME FEATURES A FANTASTIC, LANDSCAPED GARDEN THAT INCLUDES A 105 SQ FT HOME OFFICE WHICH COULD BE CONVERTED INTO AN ANNEXE.

A pretty entrance opens to the central hall and on the left the smart reception room is encased by internal Crittal style windows and a pocket door. Providing a flexible living space the room boasts a large bay window, a feature fireplace with a log burner and HUX London built-in cabinetry flanking the chimney breast. Wonderful wooden herringbone flooring with underfloor heating flows throughout the ground floor which opens into an expansive open plan kitchen family room. The bespoke kitchen has been beautifully finished, fitted with plenty of wall and base units, pantry cupboards, modern integrated appliances, stunning marble worktops and splashback, as well as a large central island with a breakfast bar. Banquet seating has been installed along the left-hand side and with ample room for a large dining table the space is perfect for entertaining as well everyday living. Sleek skylights flood the room with an abundance of natural light and floor to ceiling glass sliding doors open out to a substantial garden which measures over 33 feet in length, boasting a patio ideal for alfresco dining, a large synthetic lawn, and a spacious fully plumbed garden office at the rear. The ground floor also features air-conditioning, a sprinkler system, a smart utility, and downstairs cloakroom.

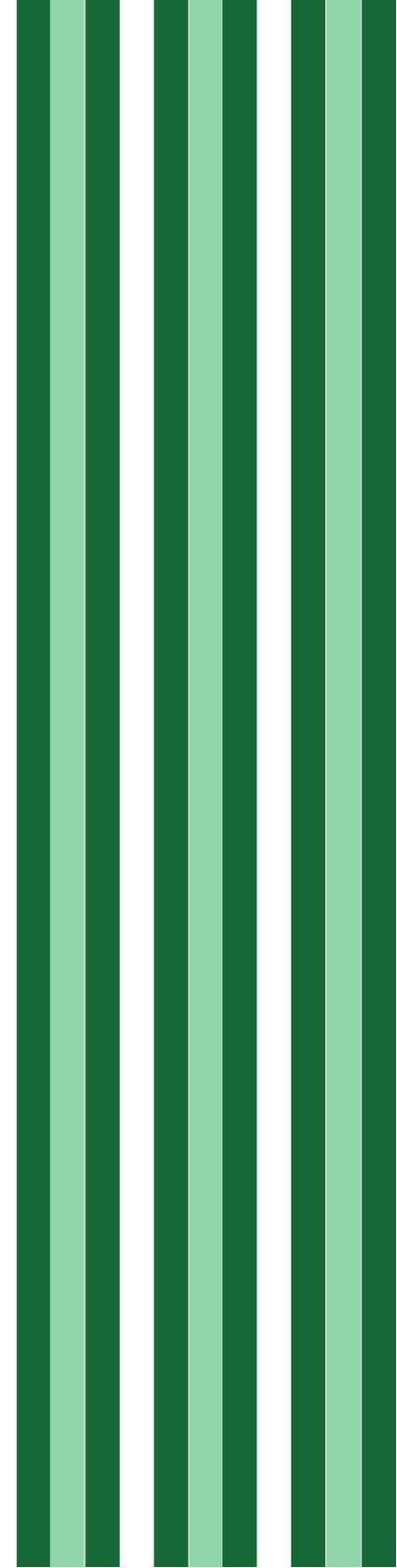
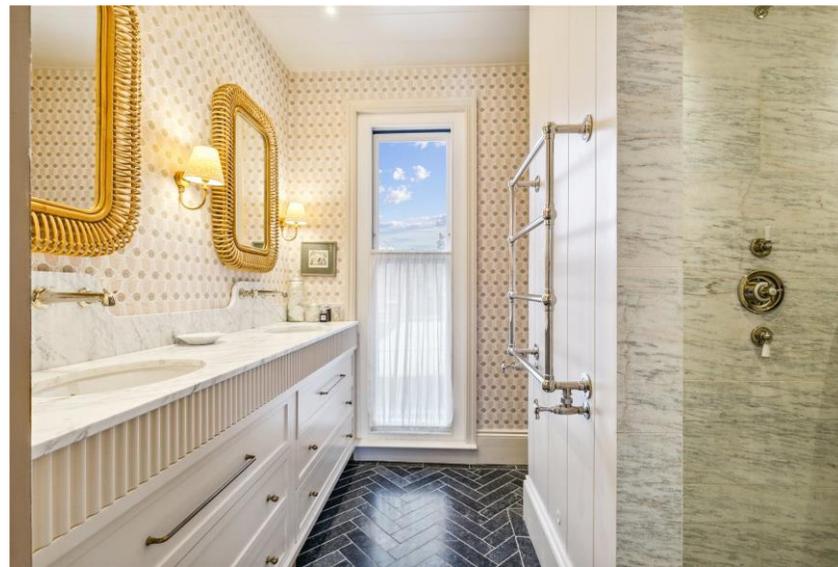




RECEPTION ROOM | OPEN PLAN
KITCHEN DINING ROOM | FOUR
BEDROOMS | EN SUITE | BATHROOM

SHOWER ROOM | LANDSCAPED PATIO
AND GARDEN | GARDEN OFFICE |
EAVES STORAGE





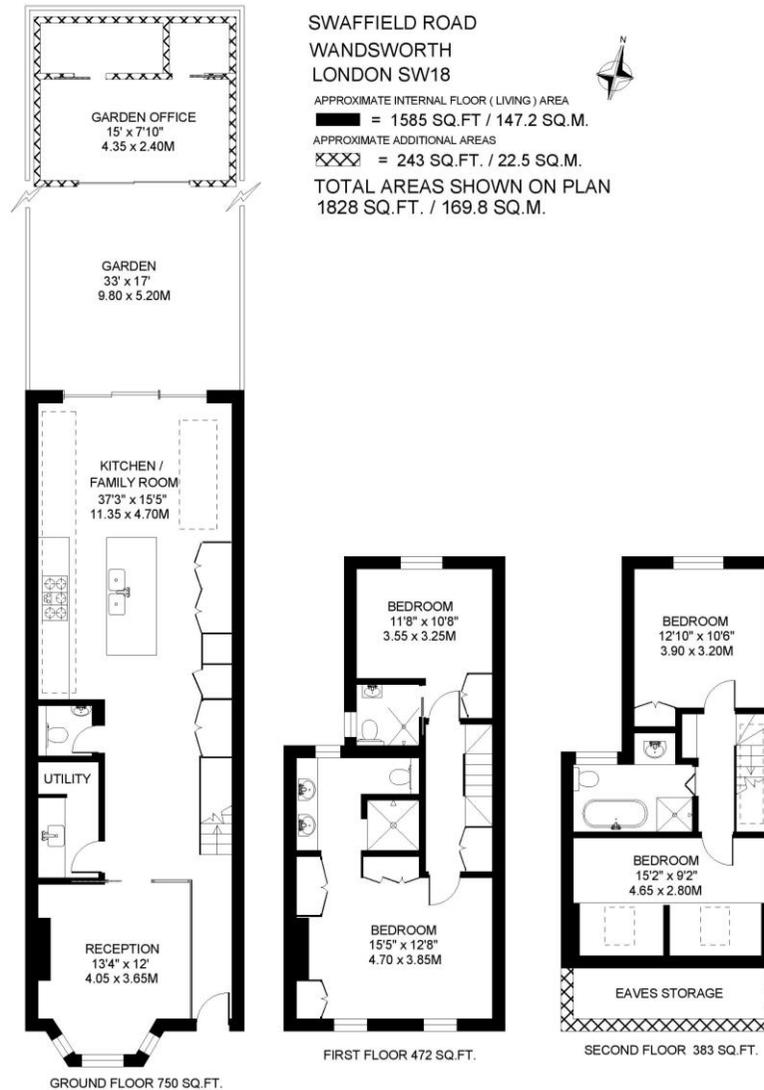
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An elegant principal bedroom is located towards the front of the first floor boasting two large sash windows, a log burner, air-conditioning, built-in wardrobes as well as a luxurious en suite bathroom that offers twin sinks and a walk-in shower. An additional double bedroom and modern shower room can be found on the first floor. There are two further double bedrooms on the second floor, both beautifully decorated and one currently in use as a children's bedroom that showcases custom-built bed and storage units. A contemporary family bathroom with a standalone claw-foot tub and walk-in shower completes the upper levels. Additional storage can also be found in the eaves.

Swaffield Road is a popular residential street between Wandsworth Common and King Georges Park. The amenities of Earlsfield and South Side shopping centre are within easy walking distance, in addition, transport can be found at Earlsfield overland station, which is approximately a ten-minute walk, providing great access into central London. There are also a number of excellent state and private primary schools nearby, subject to catchment and entrance each year.

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





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 The plan is proportionally correct, but not to a given scale, and is for guidance only, and need 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 solid 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.



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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

www.ramptonbaseley.com

