



 RAMPTON
BASELEY

STRATHVILLE ROAD, SW18 / FREEHOLD

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THIS STUNNING VICTORIAN THREE-BEDROOM HOUSE LIES IN THE HEART OF EARLSFIELD ON A QUIET TREE-LINED STREET AND MEASURES APPROXIMATELY 1,312 SQ FT, ARRANGED OVER THREE FLOORS. THE PROPERTY PRESENTS A FANTASTIC SENSE OF LIGHT AND SPACE THROUGHOUT, BENEFITS FROM EXCELLENT PROPORTIONS IN ALL THE PRINCIPAL ROOMS AND A BEAUTIFUL BALANCE OF PERIOD FEATURES AND MODERN FINISHES.

Upon entrance to the front of the ground floor is a wonderful reception room featuring a large bay window that floods the room with light and built-in cabinetry that flanks the period fireplace. To the rear is an impressive open plan kitchen/reception room. The newly fitted kitchen has been tastefully finished with plenty of stylish wall and base units, integrated appliances, and complementary tiling. With plenty of space for both dining and living, this room is perfect for entertaining as well as everyday living. Skylights provide an abundance of natural light and floor to ceiling bi-folding doors open out to the gorgeous Southerly aspect patio garden with raised planters, perfect for alfresco dining. A great utility room and downstairs cloakroom completes the ground floor level.

On the first floor can be found two excellent double bedrooms and a contemporary family bathroom with sash window and a bath with overhead shower. The largest of the two bedrooms spans the width of the property and benefits from the same modern, neutral décor that can be found within the whole home, as well as two wonderful windows.

On the third floor lies the fabulous master suite; a generous and bright space, thoughtfully designed and complete with study area and smart en suite bathroom. The eaves storage completes the substantial storage that runs throughout the house.

This superb house is located on Strathville Road, a quiet residential street set back from the popular and vibrant Garratt Lane. It is well located for the open spaces of King George's Park and Wandsworth Common as well as local bars and amenities and the more extensive shopping of The Southside Shopping Centre. Earlsfield station is within a five-minute walk of the property and connects this lovely corner of South-West London with Vauxhall and Waterloo in less than 15 minutes.

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



**KITCHEN/LIVING ROOM |
RECEPTION ROOM | THREE
BEDROOMS | TWO BATHROOMS |
STUDY AREA | UTILITY ROOM | WC |
GARDEN**



STRATHVILLE ROAD
EARLSFIELD
LONDON SW18

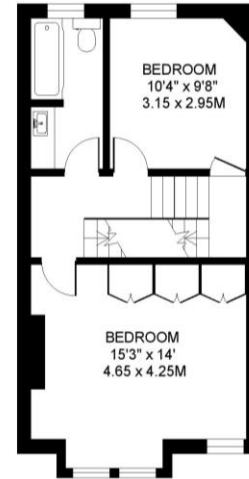
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1312 SQ.FT. / 121.9 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 110 SQ.FT. / 10.2 SQ.M.

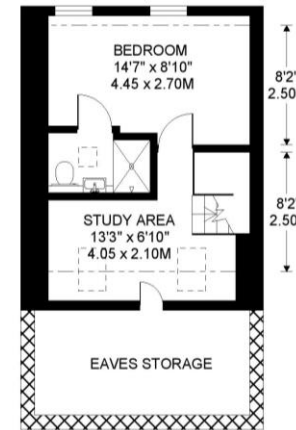
TOTAL AREAS SHOWN ON PLAN
 1422 SQ.FT. / 132.1 SQ.M.



GROUND FLOOR 580 SQ.FT.



FIRST FLOOR 454 SQ.FT.



SECOND FLOOR 278 SQ.FT.

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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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