



 RAMPTON
BASELEY

HUNTSPILL STREET, SW17 / FREEHOLD

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THIS STUNNING FOUR-BEDROOM HOME OFFERS APPROXIMATELY 1,342 SQ FT OF ACCOMMODATION AND IS BEAUTIFULLY PRESENTED THROUGHOUT. THE PROPERTY BENEFITS FROM EXCELLENT PROPORTIONS, NATURAL LIGHT, AND IMMACULATE FINISHING IN ALL THE PRINCIPAL ROOMS AND INCLUDES AN OFFICE SPACE AND FOUR DOUBLE BEDROOMS.

An elegant double reception room can be found to the front of the property, benefitting from a bay window, feature fireplace, and wooden floors. To the rear is an impressive kitchen/dining room, boasting plenty of wall and base units, integrated appliances, and a central island. With ample room for a large dining table, the space is perfect for everyday living and entertaining. Large bi-fold doors, as well as a skylight, allow in an abundance of natural light and open out into a smart, astro-turf garden with built-in seating that is perfect for alfresco dining and easy to maintain.

The first two bedrooms are arranged over the first floor along with a family bathroom, and include the principal bedroom found at the front of the property. A fabulous and spacious room featuring two large period windows that flood the room with light. An office completes this floor.

A further two double bedrooms and an additional bathroom are located on the second floor. A storage cupboard in the hallway along with the eaves storage of the bedroom to the front of this floor complete this property.

This superb offering is situated on Huntspill Street between the lovely green spaces of Garratt Green and Garratt Park and with Wandsworth Common a short drive away. The amenities and bars and restaurants of the vibrant Garratt Lane and the more extensive shopping of Southside Shopping Centre are within easy walking distance. Earlsfield Station and Tooting Broadway underground stations connect this bustling south west London neighbourhood with central London in just 15 and 16 minutes respectively.

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



**KITCHEN/DINING ROOM | DOUBLE
RECEPTION ROOM | FOUR
BEDROOMS | TWO BATHROOMS |
OFFICE | W/C | EAVES STORAGE |
GARDEN**

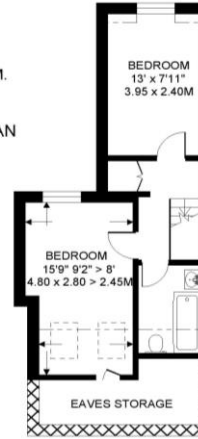


HUNTSPELL STREET
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■■ = 1342 SQ.FT / 124.7 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 XXXX = 67 SQ.FT. / 6.2 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 1409 SQ.FT. / 130.9 SQ.M.



GROUND FLOOR 553 SQ.FT.



SECOND FLOOR 351 SQ.FT.



FIRST FLOOR 438 SQ.FT.

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 FLOOR PLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplans.co.uk
 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

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

