



**RAMPTON
BASELEY**

LONGSTAFF ROAD, SW18 / FREEHOLD

SW18 / FREEHOLD

THIS FANTASTIC THREE-BEDROOM TERRACED HOUSE OFFERS APPROXIMATELY 927 SQ FT OF ACCOMMODATION, OFF-STREET PARKING AND WONDERFUL NATURAL LIGHT THROUGHOUT. SITUATED ON A RESIDENTIAL STREET CLOSE TO KING GEORGE'S PARK, THIS PROPERTY ALSO BOASTS A STUNNING 61- FT SOUTH-WEST FACING GARDEN, AND EXCELLENT LOFT STORAGE.

To the right of the entrance hall, is a smart and bright reception room. Down the hall, and at the rear of the property, is the fabulous open plan kitchen/ living room. The kitchen itself has been elegantly finished, is fitted with ample stylish wall and base units and a central island. A perfectly placed skylight provides an abundance of natural light, as do the floor-to-ceiling patio doors that open out onto a superb garden. There is plenty of room for a dining and living area, which makes the space perfect for relaxing and entertaining. The garden is a huge draw to this property, benefitting from both a patio and sizeable lawn and surrounded at the end by beautiful trees giving the garden a secluded feel. A w/c completes the ground floor.

The first floor offers three bedrooms, two of which are excellent doubles. The spacious principal bedroom can be found at the front of the property, benefitting from built-in wardrobes and a large window that floods the room with light. The modern family bathroom is also found on this floor, featuring a bath with a rainfall shower, and finished in smart, neutral decor. A spacious, practical loft sits at the top of this superb property.

Longstaff Road is a popular residential street next to the greenery of King George's Park and is well located for the further open spaces of Wandsworth Common and Wandsworth Park. The amenities of vibrant Earlsfield and the more extensive shopping and bars and restaurants of Southside Shopping Centre and the Ram Quarter are within easy walking distance. Earlsfield and Wandsworth Town stations connect this bustling southwest-London neighbourhood with central London in just 15 minutes and the nearby station of Clapham Junction provides services to Victoria. The property is also within easy reach of Southfields underground station. There are a number of excellent state and private primary schools nearby, subject to catchment and entrance each year.

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



KITCHEN/LIVING ROOM | RECEPTION ROOM | 3 BEDROOMS | BATHROOM | GARDEN | LOFT STORAGE | W/C | OFF-STREET PARKING



LONGSTAFF ROAD
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

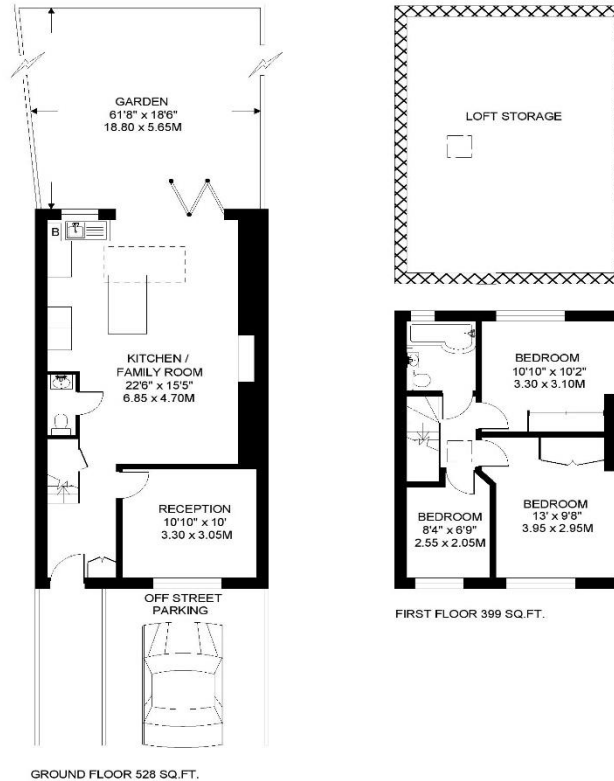
■ = 927 SQ.FT / 86.1 SQ.M.

APPROXIMATE ADDITIONAL AREAS

▤ = 399 SQ.FT. / 37 SQ.M.

TOTAL AREAS SHOWN ON PLAN

1326 SQ.FT / 123.1 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 M
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

