



**RAMPTON
BASELEY**

TWILLEY STREET, SW18 / FREEHOLD

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THIS CHARMING, THREE-BEDROOM VICTORIAN TERRACED HOUSE IS FILLED WITH NATURAL LIGHT AND BEAUTIFULLY PRESENTED THROUGHOUT, MEASURING APPROXIMATELY 1,141 SQ FT. SET ON A QUIET STREET CLOSE TO KING GEORGE'S PARK AND THE HEART OF EARLSFIELD, THE SOUTH-FACING GARDEN MEASURES JUST SHY OF 32 FT AND BENEFITS FROM A LOVELY GARDEN STUDIO.

The entrance hallway leads onto the bright and elegant reception room. With wooden floors, high ceilings, a feature fireplace and bespoke cabinetry and shelving flanking the chimney breast, the room is flooded with light from the large square bay window with pretty stained glass.

The kitchen breakfast room is set to the back of the house and is incredibly bright thanks to the attractive window and French doors which open onto the garden. The kitchen itself has a good range of modern Shaker-style wall and base units, integrated appliances, granite worksurfaces and a butler's sink. There is ample space for a dining area beside the characterful fireplace. The garden has raised decking and is laid with easi-grass and surrounded by mature trees and shrubs giving it a great sense of privacy, ideal for al fresco eating and entertaining. At the end of the garden is an excellent garden room, perfect for use as a home office, fitness or art studio or a play space. A downstairs cloakroom completes the accommodation on the ground floor.

On the first floor are two double bedrooms, the principal room to the front benefitting from the large sash windows and built-in wardrobes. The bedroom to the back overlooks the garden and there is also a spacious bathroom on this floor with twin sinks and a shower over the bath. Stairs lead up to the second floor and the fabulous third bedroom. Thoughtfully designed and with impressive dimensions, this room is also bathed with light from windows, a skylight and double doors that open out onto a Juliet balcony.

This excellent house is on Twilley Street, a quiet residential street just off Garratt Lane. The wide-open spaces of King George's Park and Wandsworth Common are both within easy reach, as are all the amenities of Garratt Lane and the more extensive shopping at Southside Shopping Centre. Earlsfield and Wandsworth Town stations offer regular services into central London and a number of popular state and independent schools are also nearby, subject to catchment each year.

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



**RECEPTION ROOM | KITCHEN
BREAKFAST ROOM | THREE DOUBLE
BEDROOMS | BATHROOM |
DOWNSTAIRS CLOAKROOM |
SOUTH-FACING GARDEN | GARDEN
STUDIO**



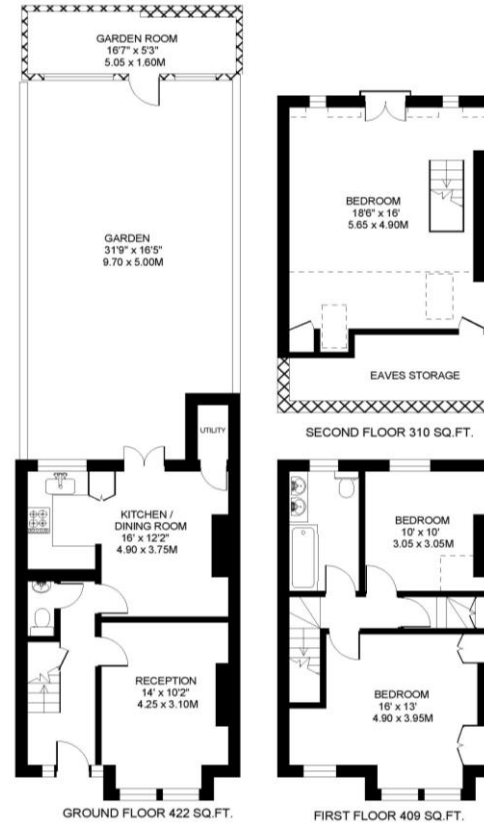
TWILLEY STREET
WANDSWORTH
LONDON SW18



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1141 SQ.FT. / 106 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 165 SQ.FT. / 15.3 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 1306 SQ.FT. / 121.3 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 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.



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