



 RAMPTON  
BASELEY

HILLBURY ROAD, SW17 / FREEHOLD

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**THIS FANTASTIC FOUR-BEDROOM END OF TERRACE FAMILY HOUSE IS SITUATED IN THE HIGHLY SOUGHT AFTER HEAVER ESTATE. OFFERING 2,005 SQ FT, OF ACCOMMODATION WITH GRAND PROPORTIONS IN ALL THE PRINCIPAL ROOMS. THE HOUSE BENEFITS FROM STUNNING VIEWS ACROSS TOOTING COMMON WHICH IS EASILY ACCESSED VIA THE GARDEN AS WELL AS OFF STREET PARKING.**

The spacious hallway leads directly to the rear of the property where the wonderful open plan kitchen reception room can be found. This large room is the perfect space for everyday family living and entertaining. The kitchen itself boasts plenty of wall and base units, quality integrated appliances and stylish granite worksurfaces. Large skylights flood the room with light and the double patio doors open out to the garden which features rare direct access to the common. Further located on the ground floor is a one double bedroom, a WC and a useful study, along with a well-designed utility.

On the second floor of this property are a further two double bedrooms, the larger one of the two benefitting from a beautiful Juliette balcony with views over the garden and Tooting Common. There is a further contemporary family bathroom with shower and a useful room for storage. The spacious principal suite can be found on the third floor and is comprised of a double bedroom with and bespoke fitted wardrobes, a luxurious bathroom with a large bath. This bedroom also provides lovely views over the Common and features a large rooflights.

This superb property is located on a sought-after residential road within the highly desirable Heaver Estate. With the local amenities of Balham and Tooting nearby. Tooting Bec Underground station and Balham mainline stations are both nearby providing excellent transport links to the northern line and the city.

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



**OPEN PLAN KITCHEN/  
RECEPTION ROOM |  
FOUR DOUBLE BEDROOMS |  
TWO BATHROOMS | STUDY |  
GARDEN | VIEWS OVER  
TOOTING COMMON |  
OFF STREET PARKING**





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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

## 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](http://www.ramptonbaseley.com)

