



 RAMPTON  
BASELEY

WAYNFLETE STREET, SW18 / FREEHOLD

# SW18 / FREEHOLD

LOCATED ON A SOUGHT-AFTER ROAD IN THE HEART OF EARLSFIELD, THIS BEAUTIFUL, FIVE-BEDROOM, BAY-FRONTED FAMILY HOUSE MEASURES APPROXIMATELY 1,764 SQ FT OF ACCOMMODATION ARRANGED OVER THREE FLOORS. THIS HANDSOME PROPERTY BOASTS EXCELLENT PROPORTIONS IN ALL THE PRINCIPAL ROOMS AND IS FANTASTICALLY PRESENTED WITH CHARM AND CHARACTER THROUGHOUT.

Opening into a smart hallway, an elegant and spacious double reception room leads off to the left and boasts a feature fireplace flanked by bespoke cabinetry and a large period bay window that floods the room with light. To the rear of the property is the fabulous kitchen-dining room. This expansive room, brimming with charisma, is the heart of the home. The kitchen has been finished with plenty of vibrant modern cabinetry, an impressive central island, and large skylights as well as an exposed brick feature wall. There is also plenty of space for both comfy seating and a dining table, creating the perfect space for everyday living and entertaining. Large bi-fold doors provide an abundance of natural light to the kitchen and open onto a fantastic, paved garden with a painted shed. Both low-maintenance and full of nature, the garden is a wonderful area for relaxing and alfresco dining. A WC completes the ground floor.

The five bedrooms and two bathrooms are arranged over the upper two floors. On the first floor are three good-sized double bedrooms and the immaculately finished family bathroom. There are a further two bedrooms on the second floor, including the stunning principal bedroom suite that boasts double doors out to a Juliette balcony that overlooks the garden and adds to the feeling of light and space. It also benefits from large skylights, a built-in wardrobe, and eaves storage as well as a stylish, en suite shower room.

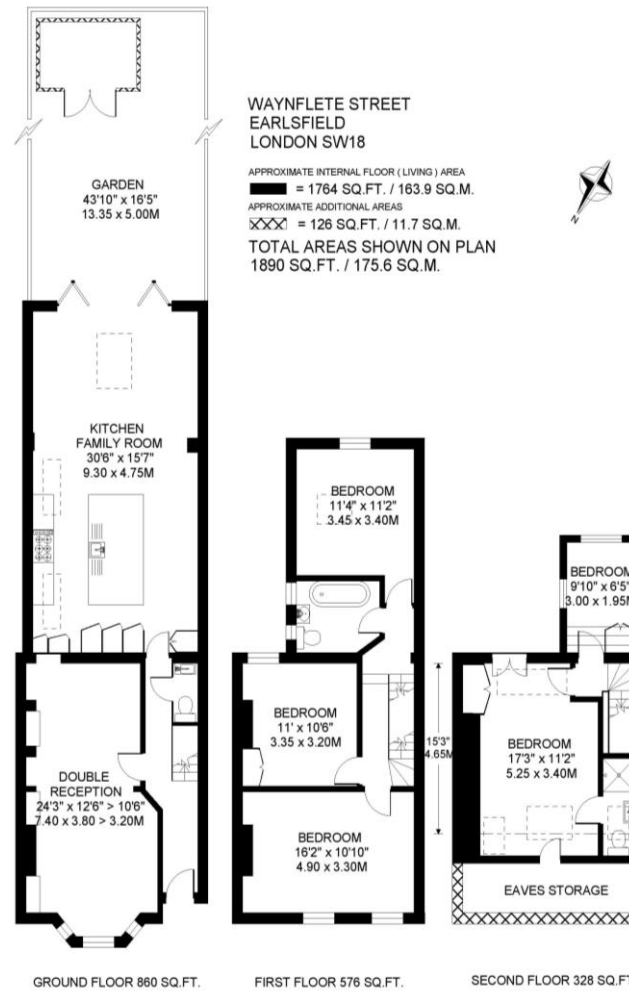
This superb house is found on the pretty tree-lined and residential Waynflete Street. It is well placed for the green, open space of Wandsworth Common and the local boutique amenities of Garratt Lane as well as the more extensive shopping of the Southside Shopping Centre. Earlsfield station connects this lovely South-West London neighbourhood with central London in just 15 minutes, while the nearby station of Clapham Junction provides services to London Victoria. Furthermore, the area is renowned for its excellent choice of private and state schools, subject to catchment and entrance each year.

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



KITCHEN-DINING ROOM |  
FIVE BEDROOMS | TWO BATHROOMS  
| DOUBLE RECEPTION ROOM |  
GARDEN





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 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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