





Description

This superb four bedroom house is positioned on a sought after residential street with accommodation arranged over three floors. The house retains lots of its period character and there is a tremendous sense of light and space throughout. The property affords a fine opportunity for purchasers to extend and decorate according to their own tastes and needs; some refurbishment will be required. This beautiful property is one of a small number of houses between the commons that offer an alternative to the conventional Victorian or Edwardian layouts. On this section of Culmstock Road, the houses on the Southern side boast a central staircase which divides the two reception rooms on the ground floor creating a pleasant arrangement on the first and second floors.

There is an elegant reception room towards the front of the ground floor with a square bay window, a period fireplace and built in units flanking the chimney breast. In the middle of the house on the ground floor there is a spacious dining room which is semi-open plan to the kitchen and boasts built in cupboards and wooden flooring. The kitchen itself is fitted with wall/base units and integrated appliances and offers the purchaser the opportunity to further extend (subject to the usual consents). A door leads from the dining area to an attractive 23ft South facing garden.

Two double bedrooms can be found on the first floor and to the rear there is a spacious family bathroom and separate WC. A further two more double bedrooms are on the second floor, one of which has an ensuite bathroom. There is plenty of storage throughout the house including a cellar which has potential for further development, subject to the usual consents.



This sought after property is situated on Culmstock Road between the commons. There is an abundance of good shops, bars and restaurants nearby on Northcote Road, which is approximately a five minute walk. Transport can be found nearby at Clapham Junction over ground and Clapham South tube and there are a number of good state and private schools within easy walking distance (subject to catchment areas each year).

- Four double bedrooms
- Reception room
- Dining room
- Kitchen
- Two bathrooms (one ensuite)
- Cellar
- South facing garden



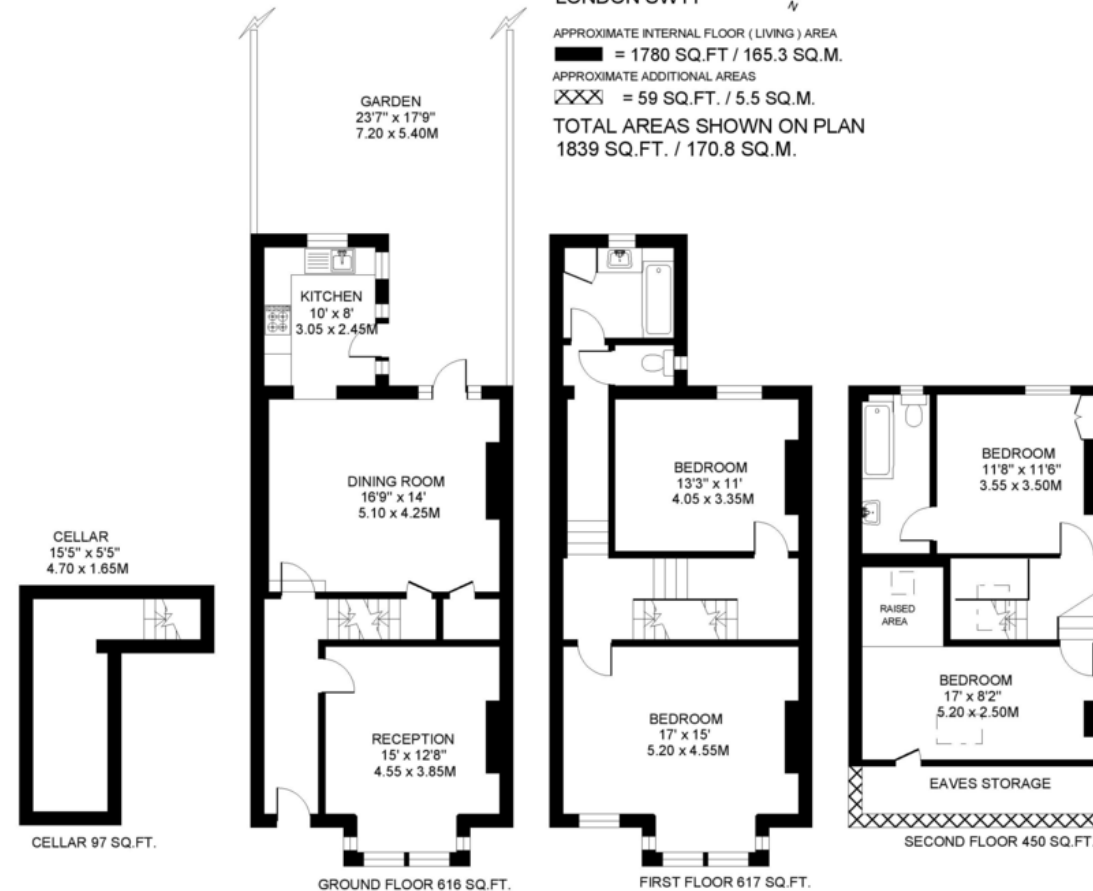


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CULMSTOCK ROAD
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APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 1780 SQ.FT / 165.3 SQ.M.
APPROXIMATE ADDITIONAL AREAS
XXX = 59 SQ.FT. / 5.5 SQ.M.
TOTAL AREAS SHOWN ON PLAN
1839 SQ.FT. / 170.8 SQ.M.



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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.

All statements contained in these particulars as to this property are made without responsibility on the part of Rampton Baseley Estate Agents

