



 RAMPTON  
BASELEY

Leathwaite Road | SW11  
Freehold



## Description

An extremely attractive family house situated on this popular residential road between the commons. The accommodation measures approximately 2334 sq ft and is arranged over four floors. The property boasts fantastic Victorian proportions in all of the principal rooms with high ceilings and excellent natural light.

The extra width is particularly noticeable in the double reception room which measures approximately 26' x 16'. The room boasts a feature fireplace, wooden flooring and built-in units flanking the chimney breasts. To the rear of the ground floor there is a kitchen/breakfast room which works brilliantly for both everyday living and entertaining. The kitchen itself is fitted with cream wall/base units, black composite stone work surfaces and superb additional built in storage. The house has been extended into the side return area and concertina doors open to a superb garden that measures approximately 26 ft in length.

The lower ground floor provides a spacious second reception/family room, a utility room and a separate cloakroom.

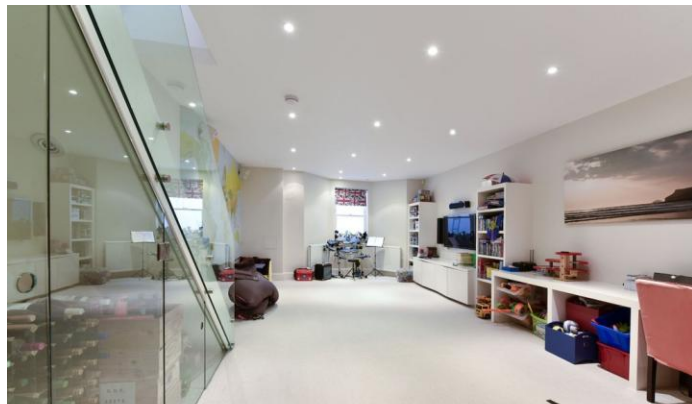
The master bedroom can be found on the first floor boasting built-in wardrobes and a luxurious en suite bathroom. Four further double bedrooms, a family bathroom and an ensuite shower room are also arranged over the upper levels. The larger bedroom on the second floor boasts a Juliet balcony and access to the one of the additional eaves storage spaces.



This beautiful property is well located on Leathwaite Road in the popular area known as between the commons. There are an abundance of good state and private primary schools nearby, subject to catchment each year. The amenities of Northcote Road are within easy walking distance, as are the open spaces of Clapham and Wandsworth commons.

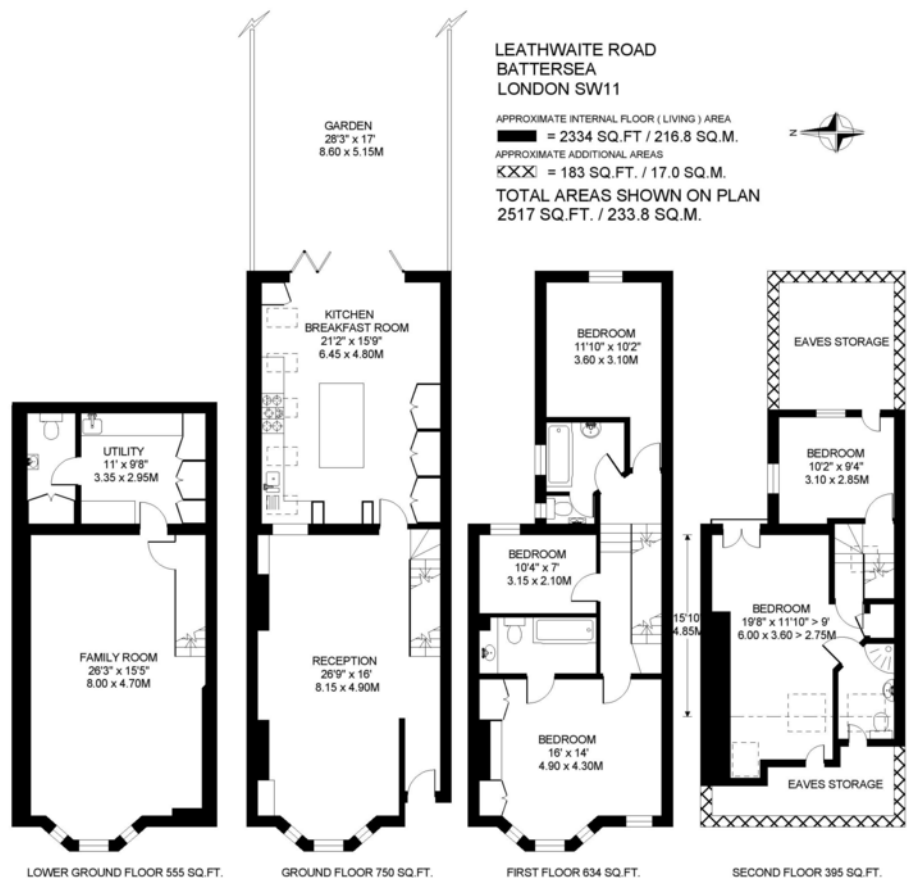
- Five bedrooms
- Reception room
- Kitchen Breakfast room
- Family room
- Family bathroom
- Ensuite bathroom and ensuite shower room
- Utility room
- Downstairs wc
- Garden







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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.

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

