



 RAMPTON  
BASELEY

Clapham Common North Side | SW4

Freehold



## Description

An absolutely magnificent Grade II Listed Victorian Town House measuring in excess of 8800 sq ft, located on Clapham Common North Side. This unique property was designed in 1863 by architect James Knowles who wanted to create a landmark with a classical tribute to the Great Victorian Age. The interior has been designed with modern family living in mind, whilst retaining lots of beautiful original features. The finish is exceptional with high quality fixtures and fittings used throughout.

The feeling of grandeur and elegance is evident upon opening the front door, whereby one is instantly impressed by the high ceilings and the decorative twists of ivy on the curved stone staircase that have stood the test of time. Italian porcelain tiles lead into an attractive open plan kitchen/ dining room that has the benefit of a wonderful wood burning stove. The stylish kitchen is made by Mowlem, with plenty of wall and base units, integrated Miele and Gaggenau appliances and Caesar stone work surfaces. To the rear of the dining room, there are double French windows that open out onto a decked roof terrace, which overlooks the landscaped 120ft garden.

The lower ground floor benefits from its own private entrance and comprises the seventh double bedroom with an ensuite shower room, a well-equipped kitchen, separate WC and a particularly spacious family room. The family room has wonderful views out onto the garden and features bespoke Round House Design built in furniture and a Sonos sound system. In addition, a utility room and an impressive "Cellar Maison" temperature controlled wine cellar complete the lower ground floor accommodation.

All of the principle rooms maintain their elegant Victorian proportions, especially the 42ft first-floor ballroom, with its elegant pillars and its tall sashed windows that open out onto a balcony, which has tremendous view over the common. The detailed cornicing seen in this room is of the same exquisite quality found throughout the property.

The master suite occupies the entire second floor and has a sense of opulence throughout. It is beautifully presented with a feature fireplace and large south facing sash windows. In addition, there are walk-in his and her dressing rooms and a luxurious en suite bathroom towards the rear. Five further double bedrooms (all with ensuite bath/shower



- Six double bedrooms
- 7th bedroom/ gym/ playroom
- Open plan kitchen / dining room
- Family room / Media room
- 42ft ballroom
- Wine cellar
- Utility room
- Roof Terrace
- 120ft Garden
- Off street parking

rooms) are arranged over the top three floors.

In addition, there is off street parking for two cars in the driveway.

Clapham Common North Side runs parallel to the open expanses of Clapham Common. The area is much sought after due to its close proximity to the excellent shops, bars and restaurants in Clapham Old Town. The Michelin star restaurant, Trinity, is a short walk away and Clapham Common provides the nearest underground transport with northern line services into the City and West End. The area has an excellent selection of local state and private schools including Eaton House, Parkgate School, Thomas's and Wix's School (subject to catchment and entrance each year).





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CLAPHAM COMMON NORTHSIDE  
 CLAPHAM  
 LONDON SW11  
 APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 8620 SQ.FT / 800.9 SQ.M.  
 <math>1:1 = 28 \text{ SQ.FT.} / 2.6 \text{ SQ.M.}</math>  
 TOTAL AREAS SHOWN ON PLAN  
 8648 SQ.FT. / 803.5 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

