



 RAMPTON
BASELEY

Abbeville Road | SW4
Freehold



Description

A magnificent, semi-detached Victorian villa, measuring over 4,600 sq ft with accommodation arranged over five floors. This stunning property boasts a tremendous sense of grandeur with incredible proportions in all of the principle rooms, and retains many of its original features.

The grand front door opens to an impressive entrance hall on the raised ground floor, which leads to a superb, bay fronted 43ft formal reception room. In addition to the unusually large floor space, the reception room benefits from tall windows, high ceilings and intricate plaster work. There is a wonderfully crafted library book case that frames the front half of the reception room. There are twin feature working fireplaces in this reception room as well as hardwood Panga Panga parquet flooring with the luxury of under floor heating.

Downstairs on the lower ground floor, there is considerable living/entertaining space with good ceiling height and an abundance of natural light. There is a comfortable family viewing room offering a cinema surround sound entertainment system with Apple TV, Sky capabilities, Broadband and French satellite TV. The spacious open plan kitchen/dining area has a fantastic dining space with a wood burning stove and period radiators. The stylish kitchen itself is well equipped with a wide range of quality integrated appliances, a central island/breakfast bar and composite stone work surfaces. Concertina doors open to a 90 ft north west facing landscaped garden, however due to its mostly westerly aspect and size, the garden benefits from sun throughout the day. Not only are there two separate irrigation systems for the garden, there is lighting and also music speakers linked up to the kitchen Sonos system. Furthermore, there is a utility room and cloakroom.

The master suite occupies the entire first floor, with his and hers dressing rooms, a luxurious en-suite bathroom and separate WC. The master bedroom is at the back of the house and affords a beautiful view over the garden. The ensuite boasts a walk in shower, a large bath, his and her basins, under floor heating and a Sonos music system. Two more, large, double bedrooms can be found on the second floor along with a family bathroom. In between the bedrooms is a sizeable walk in linen cupboard.

The top floor is arranged as a nanny flat currently with a kitchen/living room, a bedroom and en-suite shower room. Alternatively it is possible that they could be arranged as two bedrooms.

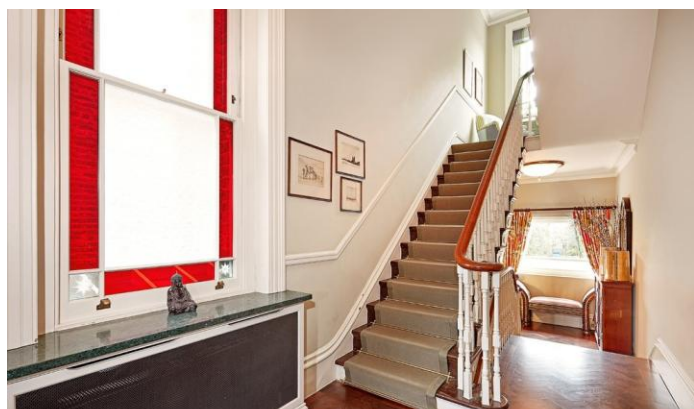
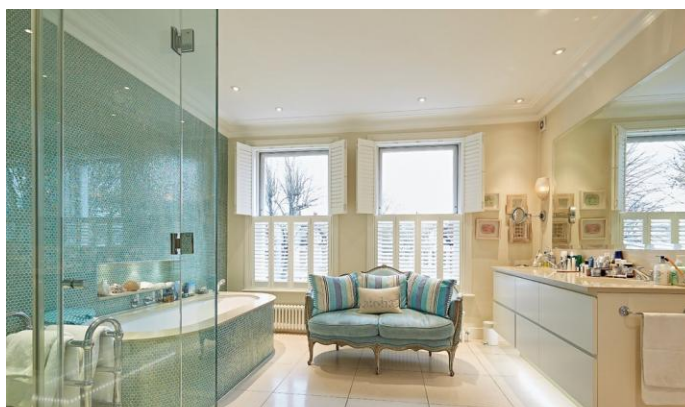


There is substantial storage available in the eaves and an area which offers the wonderful possibility to further develop (subject to the usual consents).

In addition, this stunning house benefits from off street parking for two cars. A covered side passage runs alongside the property and provides good storage for garden furniture, fridge freezers and bicycles. It also provides useful access for private garden parties, shopping and deliveries from the driveway.

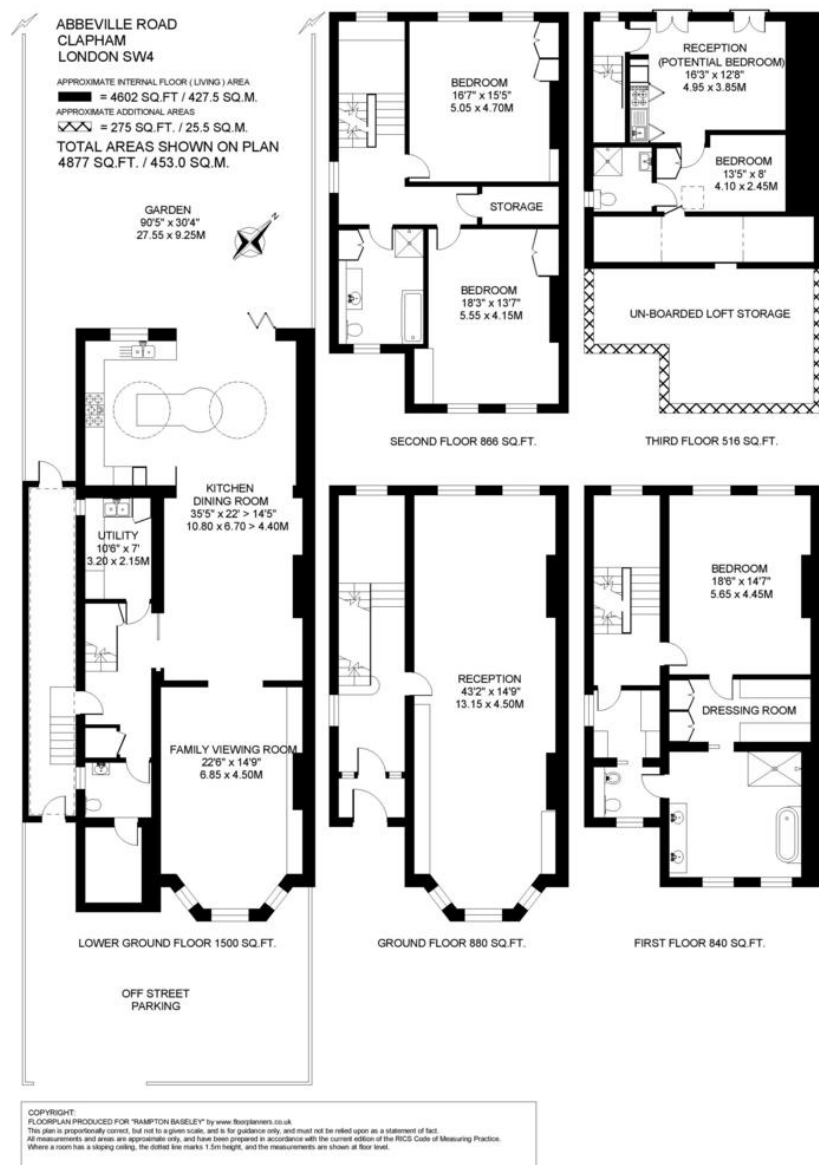
This exceptional property is positioned on the southern end of Abbeville Road, there is an abundance of shops, bars and restaurants nearby in area commonly known as Abbeville Village. Transport can be found at Clapham South tube and the open spaces of Clapham Common are in easy walking distance. Many primary and secondary schools in Wandsworth, Clapham and Dulwich are located nearby (subject to catchment each year).

- Four/five double bedrooms
- Spacious 30ft reception room
- Kitchen/ dining room
- Family viewing room with cinema surround sound
- Master ensuite bathroom with his/her dressing rooms
- Family bathroom
- Top floor self-contained flat or 4th/5th bedroom with ensuite shower room
- Utility and Cloakroom
- 90 ft landscaped garden with outdoor lighting and house/garden sound system
- Off street parking with side alley access





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