



 RAMPTON  
BASELEY

Morella Road | SW12  
Freehold





## Description

Positioned on one of the most sought after residential streets between the commons is this grand Victorian family house measuring approximately 2,260 sq ft. The interior of this stunning property has been beautifully designed incorporating extremely high quality materials and fittings throughout. The house cleverly balances luxurious contemporary design with the original Victorian grandeur.

The house is entered via an original stained glass front door and a grand entrance hall. A stunning double reception room is positioned just off the entrance hall to the front of the property. The room has the original doors, an attractive marble fire place, period cornicing and a large bay window. The rear part of the reception room is currently arranged as more relaxed area "snug" that benefits from plenty of built in shelving and bespoke cabinetry. Glass doors open into the impressive kitchen/dining/ living room that has a wonderful vaulted ceiling. The kitchen itself is beautifully finished with a range of shaker style base and wall units and black composite stone work surfaces. There is plenty of room for a dining table and allows the house to be well set up for entertaining as well as everyday family living. Two sets of french doors open to a landscaped private garden. A utility area and a downstairs wc are also found on this floor.

The master bedroom is found on the first floor situated to the rear of the building and boasts a fabulous ensuite bathroom and plenty of built in storage. Also on this level is a large double bedroom and a family bathroom. A further three double bedrooms (one with an ensuite shower room) are on the top floor.

The cellar provides plenty of good storage space but has the potential for further development, subject to the usual consents. In addition there is a very useful area/ bike store with access from the front garden.



Morella Road runs from Bolingbroke Grove to Hendrick Avenue. Transport can be found at Wandsworth Common station which is approximately a five minute walk. The amenities of Bellevue Road and Northcote Road are also within easy walking distance. There are a number of good state and private schools nearby (subject to catchment each year).

- Five double bedrooms
- Two reception rooms
- Kitchen/dining/living room
- Master ensuite bathroom
- Family bathroom
- Ensuite shower room
- Downstairs wc / utility area
- Cellar
- Garden
- Side access storage







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Floor Plan produced for Rampton Baseley by Mays Floorplans © Tel 020 3397 4594  
Illustration for identification purposes only, not to scale.  
All measurements and areas are approximate, and include wardrobes and window bays where appropriate.  
This Floorplan has been prepared in accordance with the current edition of the RICS code of measuring practice.

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

