



 RAMPTON
BASELEY

HOSACK ROAD, SW17 / FREEHOLD

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THIS SUPERB FIVE-BEDROOM VICTORIAN HOUSE IS LOCATED ON A SOUGHT-AFTER RESIDENTIAL STREET. MEASURING APPROXIMATELY 2044 SQUARE FEET AND ARRANGED OVER FOUR FLOORS WITH A PRIVATE PATIO COURTYARD. THERE IS ALSO THE POTENTIAL TO EXTEND FURTHER, SUBJECT TO THE USUAL CONSENTS.

The ground floor offers two reception rooms towards the front of the building, the principal boasts a square bay window, feature fireplace and stunning wooden flooring. The second has double doors leading through to the open plan kitchen dining room. The kitchen itself has been attractively finished with plenty of wall and base units, integrated appliances, and offers ample work surfaces with a central island. Skylights flood the room with an abundance of natural light, as well as patio doors that open to the immaculately landscaped private patio. Well designed, the property offers a great space, perfect for entertaining as well as everyday family living. A cloakroom can also be found on this level and storage can be found in the cellar that runs beneath the entrance hall.

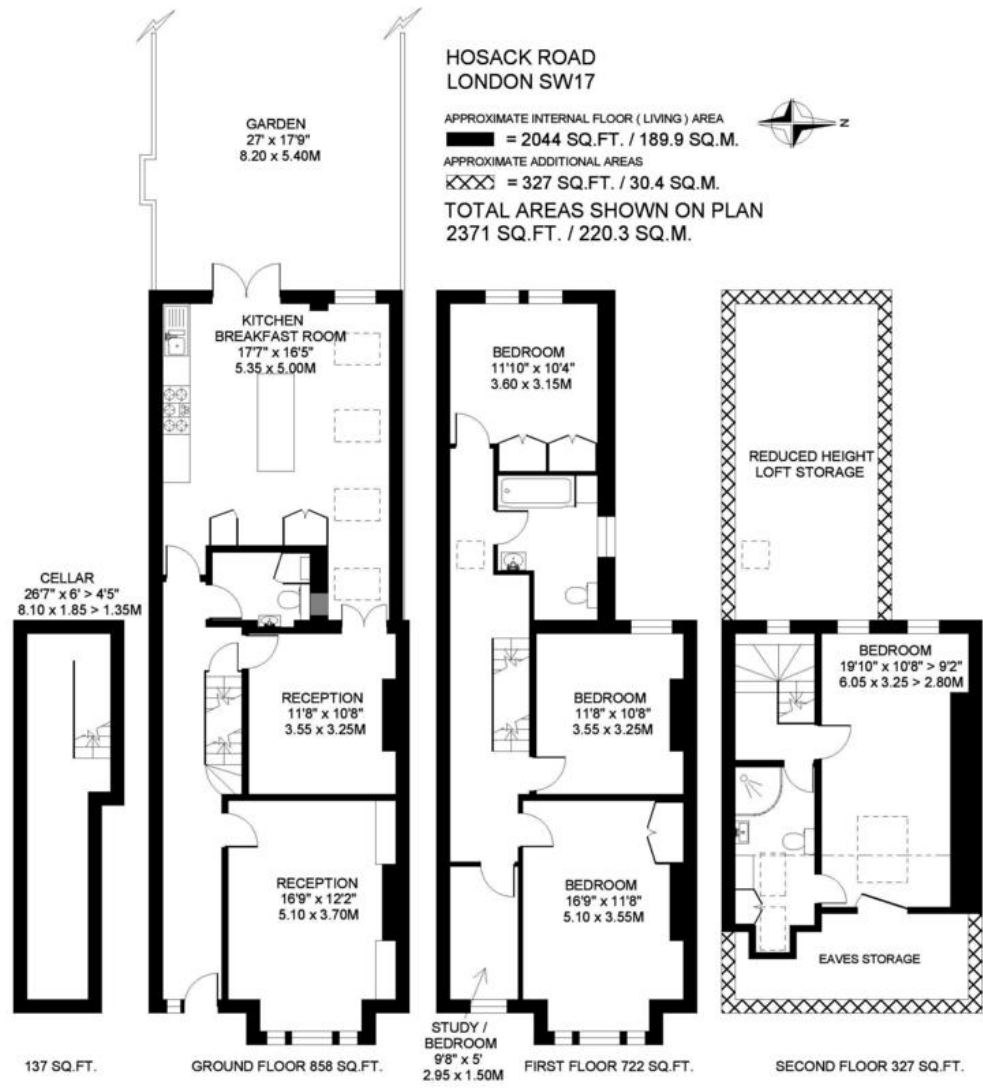
The principal bedroom, currently being used as an additional sitting room/ home office, can be found on the first floor with built in wardrobes, bay window and a feature fireplace. Also, on this floor are three further bedrooms and a modern family bathroom. On the upper level there is a further double bedroom, contemporary shower room as well as additional eaves storage.

This superb property is located on Hosack Road, between the junctions of Marius Road and Boundaries Road. The amenities of Bellevue Road and Balham high road are within easy walking distance, as are the open spaces of Wandsworth Common. Transport can be found at Balham with a choice of Underground or Overground services just a ten-minute walk away. There are a good number of state and private schools nearby, subject to catchment each year.



**FIVE BEDROOMS | TWO RECEPTION
ROOMS | OPEN PLAN KITCHEN
DINING | TWO BATHROOMS |
CELLAR | EAVES STORAGE**





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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.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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