



 **RAMPTON
BASELEY**

Belleville Road | SW11
Freehold



Description

A rare find for one of the premier streets leading from Northcote Road is this double fronted end of terrace family house. The plot measures approximately 27ft in width which gives the house a good feeling of lateral space. The interior is presented in good decorative order, but there is plenty of scope to reconfigure to suit the incoming purchasers' own needs.

The front door opens to a central entrance hall which leads to the double reception room, the kitchen and a spacious family room to the rear. The double reception room is particularly wide with a drawing room in the front section and a more relaxed seating area to the rear. The kitchen has masses of storage space and integrated appliances and opens to the family room which doubles up as the dining room/entertaining space. The utility cloakroom can be found to the rear of the family room and double doors open to a well-proportioned patio garden which is open to the west for good afternoon/evening sunshine.

The master bedroom is situated on the first floor, benefitting from a spacious ensuite bathroom. A further six bedrooms and two family bathrooms can also be found on the upper levels.

A cellar provides good storage and potential for further development, subject to the usual consents.



Belleville Road is considered one of the most sought after residential streets between the commons due to its superb location for schooling. Belleville and Honeywell primary schools are both very nearby (and subject to catchment each year). The amenities of Northcote Road are at one end of the Street and the open spaces of Wandsworth Common are at the other. Transport can be found at Clapham Junction which is approximately a 10 minute walk.

- Seven bedrooms
- Double reception room
- Kitchen
- Family room/Dining room
- Utility room/wc
- Two ensuite bathrooms
- Family bathroom
- Garden

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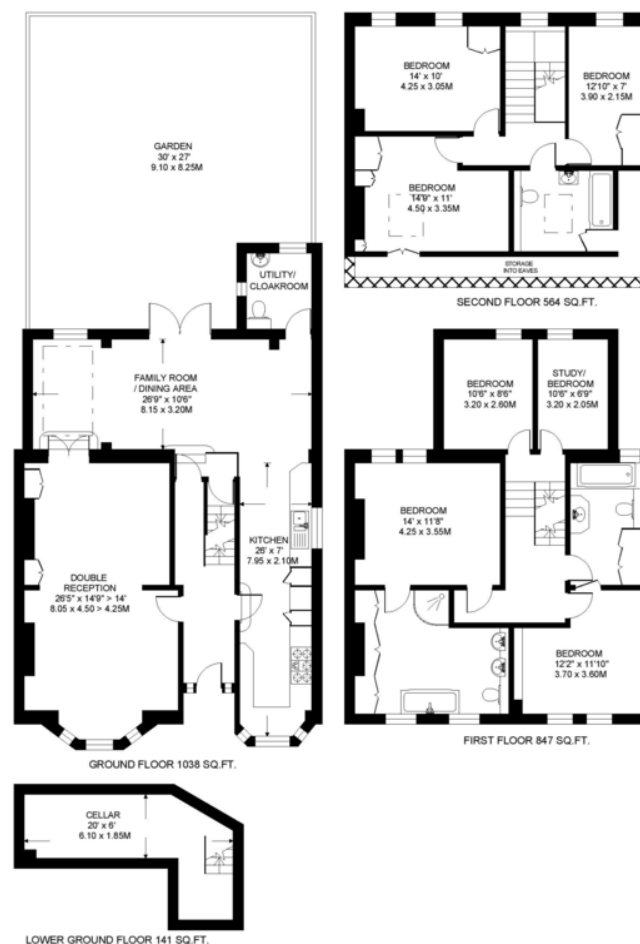
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APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■■ = 2590 SQ.FT / 240.6 SQ.M.

APPROXIMATE ADDITIONAL AREAS

 = 73 SQ.FT. / 6.8 SQ.M.

TOTAL AREAS SHOWN ON PLAN
2663 SQ.FT. / 247.4 SQ.M.



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