







## Description

An extremely attractive three bedroom Victorian family house situated on this popular residential road between the commons. The accommodation measures approximately 1570 sq ft and is arranged over three floors, yet there is still potential to further extend (subject to the usual consents). The property boasts fantastic proportions in all of the principal rooms with high ceilings and excellent natural light.

The double reception room has an abundance of period character with twin feature fireplaces, intricate cornicing and wooden floors. The rear half of the reception room is currently used as an attractive dining room and leads into the impressive kitchen/family room which has plenty of space for a large kitchen table as well as a sofa/seating area. The kitchen itself has been beautifully finished with a range of wooden wall/base units, fully integrated appliances and automatic blinds. Concertina doors open out to a pretty landscaped patio garden. There is also a separate wc on this floor.

On the first floor there are three bedrooms and a good sized family bathroom. The master bedroom in particular has fantastic built in wardrobes. There is a spacious loft room which provides access to large eaves storage and offers the incoming purchaser the opportunity to further develop (subject to the usual consents). Substantial storage can be also found in the cellar.



This superb house is situated on Leathwaite Road in a highly desirable area known locally as 'between the commons' and is well located for a number of good local state and private schools (subject to catchment each year). The amenities of Northcote Road are just minutes away and transport can be found at Clapham Junction which is also within easy walking distance.

- Three double bedrooms
- Reception room
- Dining room
- Kitchen family room
- Family bathroom
- Downstairs WC
- Loft room
- Eaves storage
- Cellar
- Garden
- \*Chain Free\*







131 Northcote Road, London, SW11 6PS,  
T 020 7228 5111  
E [batterseasales@ramptonbaseley.com](mailto:batterseasales@ramptonbaseley.com)  
[www.ramptonbaseley.com](http://www.ramptonbaseley.com)



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