RAMPTON BASELEY

NARBONNE AVENUE, SW4 / FREEHOLD

SW4 / FREEHOLD

A MAGNIFICENT, END OF TERRACE VICTORIAN HOUSE MEASURING APPROXIMATELY 3460 SQ FT WITH ACCOMMODATION ARRANGED OVER FOUR FLOORS. THIS STUNNING PROPERTY BOASTS A TREMENDOUS SENSE OF GRANDEUR WITH INCREDIBLE PROPORTIONS IN ALL OF THE PRINCIPLE ROOMS, AND RETAINS MANY OF THE ORIGINAL FEATURES.

The front door opens to an impressive entrance hall with original tiled flooring and leads to a superb dining space and beautiful bay fronted reception room with tall windows, high ceilings and a feature fireplace. Large Crittall style doors separate the reception and dining room and wooden flooring runs throughout the ground floor. Arranged at the rear of the property is an impressive open plan kitchen family room that offers a fantastic space for both entertaining and everyday family living. The kitchen has been fitted with good quality wall and base units, integrated appliances and a central island/breakfast bar. The superb garden can be accessed via two Crittall style double doors and benefits from a stylish built in seating area. The garden also has the benefit of side access for bicycles, prams etc. A downstairs cloakroom completes the accommodation on the ground floor.

THE IMPRESSIVE MASTER SUITE HAS A SPACIOUS MASTER BEDROOM, A STYLISH DRESSING ROOM AND A LUXURIOUS EN SUITE BATHROOM.

FIVE BEDROOMS | RECEPTION ROOM | DINING ROOM | KITCHENFAMILY ROOM | MEDIA ROOM | MASTER SUITE | GUEST SUITE | HOME OFFICE | THREE BATHROOMS | UTILITY ROOM | GARDEN

NARBONNE AVENUE, S.W.

The master suite is situated on the first floor to the front of the house and boasts a spacious bedroom, a dressing room and a luxurious en suite bathroom with a separate shower. There is also a study a second double bedroom with an en suite bathroom and private roof terrace on the first floor. Three further bedrooms, all with built in storage and a family bedroom are arranged over the upper levels of this grand house. Additional storage is also located in the eaves which is accessed via the family bathroom on the second floor.

The lower ground floor has been carefully converted into a media room with good ceiling height and an abundance of natural light. Furthermore, there is a utility room and storage room on this level.

Narbonne Avenue is an attractive tree lined road, a short walk from all the local amenities in the Clapham South area and Abbeville Village. Clapham South underground station is just a few minutes' walk and there are also a number of excellent schools and nursery schools within walking distance, together with the wide open spaces of Clapham Common found at the top of the road.

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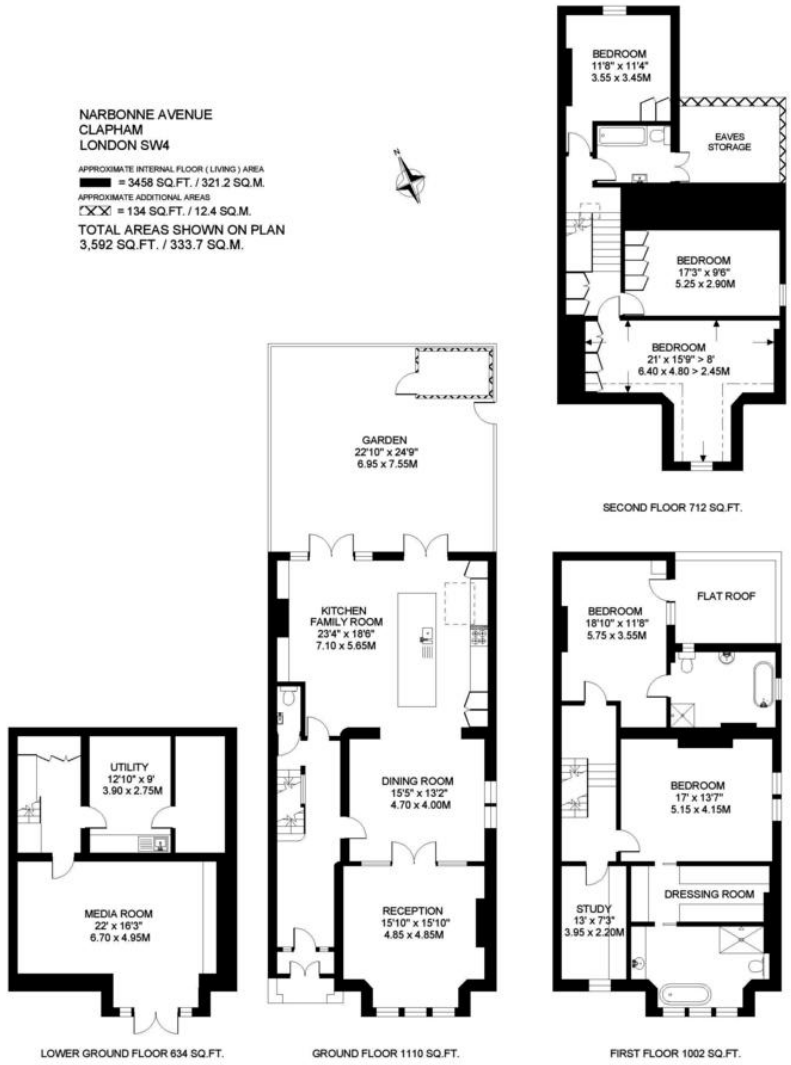
NARBONNE AVENUE
CLAPHAM
LONDON SW4

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
= 3458 SQ.FT. / 321.2 SQ.M.
APPROXIMATE ADDITIONAL AREAS
= 134 SQ.FT. / 12.4 SQ.M.
TOTAL AREAS SHOWN ON PLAN
3,592 SQ.FT. / 333.7 SQ.M.



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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
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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ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

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