

RAVENSLEA ROAD | LONDON SW12



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**A SUBSTANTIAL FIVE BEDROOM END-OF-TERRACE HOUSE, WITH SIDE ACCESS AND OFF STREET PARKING, LOCATED WITHIN THE SOUGHT AFTER NIGHTINGALE TRIANGLE.**

Ravenslea Road is situated in the popular Nightingale Triangle, conveniently situated close to the recreational facilities of Wandsworth Common and with Wandsworth Common and Balham Stations providing the nearest mainline transport with services into Victoria or Waterloo. Clapham South and Balham stations are the nearest for underground transport with Northern Line services into the City/West End. Both Balham High Road and Bellevue Road are nearby with their excellent selection of shops, bars and restaurants. The area is further well known for its selection of both state and private schools, with a good repute locally.



Arranged over three spacious floors, is this wider than average five bedroom end-of-terrace house.

The property itself offers a wealth of natural light, high ceilings, as well as a great deal of contemporary living and entertaining space. As you enter the property on the left hand side, is the bright and spacious double reception room, benefitting from ample natural light throughout due to the large bay window, as well as a pretty traditional fireplace. Leading through to the rear of the ground floor is the open plan kitchen/dining area/family room. The kitchen features an array of integrated appliances, an island, as well as built-in cupboard space. Charming French doors lead out to the beautifully landscaped garden, which also benefits from an off-street car parking space. The garden is a perfect setting for outside entertaining and al fresco dining in the sunnier months. The ground floor of the property has a large cloakroom with side access and stairs to a cellar with separate wine cellar.

The first floor of the property is comprised of two double en suite bedrooms. To the front of this floor is the vast principal bedroom, benefitting from an abundance of natural light, a walk through dressing room and a twin sink en suite bathroom. The bathroom features both a walk-in shower and free standing bath. To the rear of this floor is the second double bedroom and en suite bathroom. Completing the property is the second floor, which holds the final three bedrooms and an additional bathroom.

Accommodation

Five Bedrooms ♦ Three Bathrooms ♦ Double Reception Room ♦ Kitchen/Dining Area/Family Room ♦ Garden/Off Street Parking ♦ Utility Room ♦ Wine Cellar ♦ EPC=F





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D		
39-54	E		
21-38	F	29   F	
1-20	G		

Viewing: Strictly by appointment with Savills.

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