

RAMSDEN ROAD | LONDON SW12



An exceptional five bedroom semi detached house, located within the sought-after Nightingale Triangle.

savills

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Ramsden Road is situated close to the excellent shops, and supermarkets at Clapham South and Balham as well as the popular shops, wine bars and restaurants on Nightingale Lane, Northcote and Bellevue Roads. The recreational facilities of Wandsworth and Clapham Commons are close by as are the many good local schools. Transport is good either by underground from Clapham South or by mainline train from Wandsworth Common or Balham. The area is known for its selection, with a great reputation locally, of both state and private schools.



This impeccably presented semi-detached family home is situated on a popular residential road in the Nightingale Triangle. The house has been extensively refurbished to an exquisite standard by the current owner, with magnificent attention to detail throughout, including underfloor heating and individual temperature controls in each room, a CCTV security system to the front and rear of the property and much more. 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 right hand side is the beautifully presented double reception room, benefitting from a large bay window allowing natural light to flow throughout. Between the reception room and dining room are sliding doors, allowing them to be split into two separate rooms. Leading through to the rear of the ground floor is the bright and spacious, open plan Bulthaup kitchen, which has been immaculately finished, offering ample work surfaces, an array of integrated Gaggenau appliances, a large island which also doubles up as a breakfast bar as well as an abundance of natural light due to the large glass walls. Vast glass doors lead out to the beautifully mature and landscaped garden and patio, which is a perfect space for outside entertaining and al fresco dining in the sunnier months. The ground floor of the property also has a downstairs cloakroom and butler's pantry. The lower ground floor offers a fabulous cinema/family room, with Lutron lighting and automated curtains, as well as a gymnasium. Both rooms benefit from large floor to ceiling windows and doors, which lead out to the lower ground courtyard and access to the main garden. The lower ground floor also features the first double bedroom, a bathroom, study, utility room and temperature and humidity controlled wine cellar.

The first floor is comprised of the luxurious principal suite, situated at the front of the first floor. This exquisite bedroom features a vast twin sink en suite bathroom, benefitting from both a free-standing bath and a large walk through dual headed shower, a bespoke walk through dressing room and ample natural light throughout. There is a further double bedroom and the family bathroom on the first floor. The bathroom benefits from a laundry chute, which connects to the utility room on the lower ground floor. Completing the property is the second floor with two double bedrooms and an additional bathroom.









Accommodation

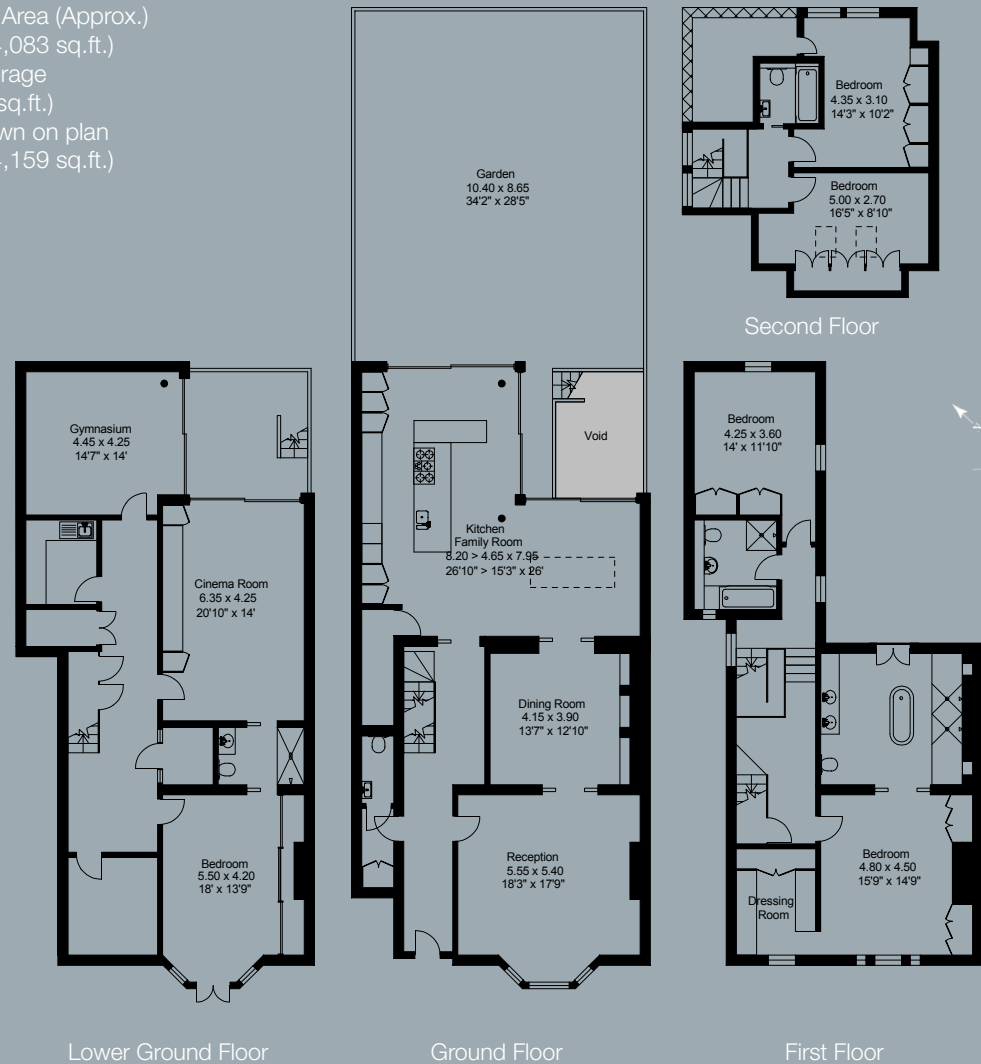
Five Bedrooms ♦ Four Bathrooms ♦ Kitchen/Dining Area ♦ Reception Room
Dining Room ♦ Garden ♦ Cinema Room ♦ Gym ♦ EPC=D

Freehold ♦ London Borough of Wandsworth





Gross Internal Area (Approx.)
379.1 sq.m. (4,083 sq.ft.)
Plus eaves storage
7.1 sq.m. (76 sq.ft.)
Total area shown on plan
386.2 sq.m. (4,159 sq.ft.)



Viewing: Strictly by appointment with Savills.

Important notice

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