

RAVENSLEA ROAD LONDON SW12

A BEAUTIFULLY PRESENTED AND SUBSTANTIAL, SIX BEDROOM, SEMI DETACHED PROPERTY CLOSE TO WANDSWORTH COMMON.



RAVENSLEA ROAD LONDON SW12



This stunning, double fronted family house offers the purchaser everything they could possibly want in a home. It retains many original features, such as tessellated flooring, original fireplaces and stained glass while benefitting from the superb integration of practical modern design and technology.

The ground floor comprises an elegant drawing room with surround sound. It has a large bay window to the front and an attractive open fireplace and is ideal for entertaining. On the other side of the wide hallway is a study with useful storage space. A major feature of this superb property is the magnificent kitchen/breakfast/family room set at the rear of the property, which also boasts surround sound and has been designed with both form and function in mind. Steps lead down to this wonderful open plan space which includes a contemporary kitchen with a curved breakfast bar and a wide range of units with Miele integrated appliances all hung on a striking, exposed brick wall. The family area centres round a second open fireplace and the large space for dining enjoys views over the garden through a complete wall of sliding glass doors which open on to the garden flooding the entire room with light.

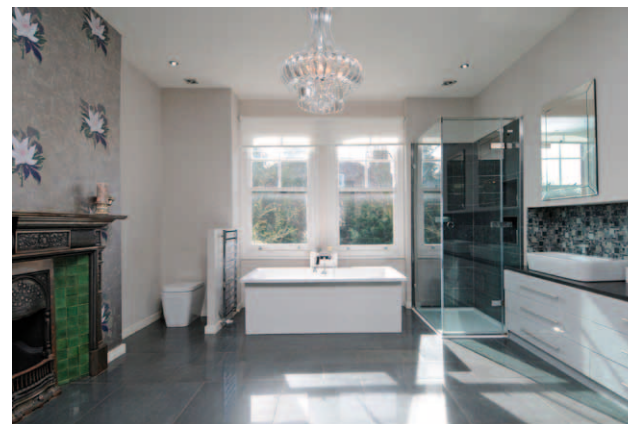
The lower ground floor has been converted to provide a spacious media/games room with oak flooring and surround sound, together with a separate area which is currently used as a gym and offers excellent storage. There is also a utility room on this level.

The large master bedroom on the first floor benefits from a luxurious en suite bathroom with both rooms boasting attractive art deco fireplaces. A second double bedroom with an en suite shower room and a delightful childrens bedroom with built in bed and storage complete this floor. The second floor enjoys another three double bedrooms with excellent storage space and a second spacious bathroom with a free standing bath. Should one feel the need there is still space in the large loft for further accommodation subject to the necessary planning permission.



The pretty, south west facing, landscaped garden offers an ideal space for 'al fresco' dining with a patio and a lawn surrounded by a variety of shrubs. It benefits from a timed irrigation system and useful side access to the front of the house.

Ravenslea Road runs off Wandsworth Common and is ideally situated for the excellent local shops on both Bellevue and Northcote Roads as well as the larger supermarkets in both Clapham and Balham. Transport is good either by bus or by train from Wandsworth Common mainline station. There are many popular schools in the area.

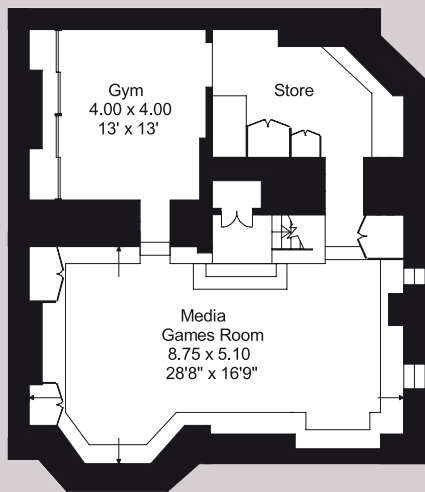


ACCOMMODATION

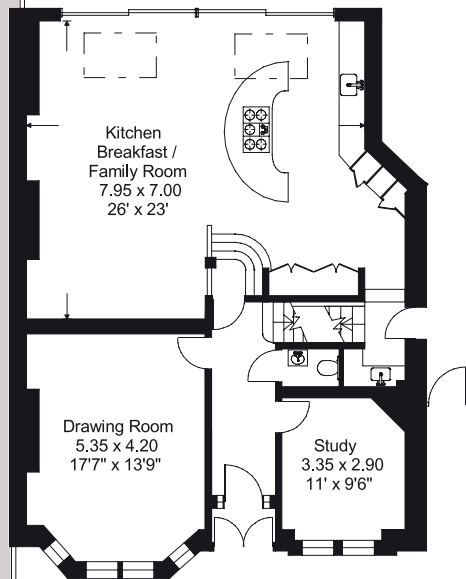
- Drawing room
- Study
- Kitchen/breakfast/family room
- Media/games room
- Gym
- Master bedroom with en suite bathroom
- Five further bedrooms
- One with en suite shower room
- Family bathroom
- Cloakroom
- Utility room
- Garden



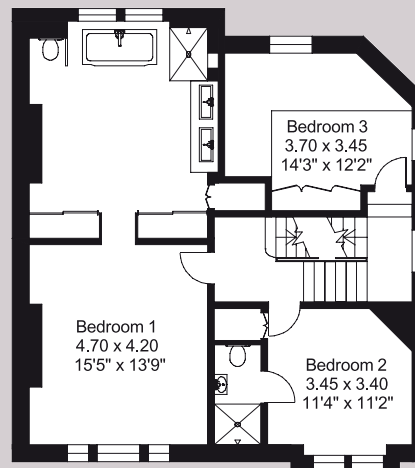
Garden
11.45 x 10.45
37'7" x 34'3"



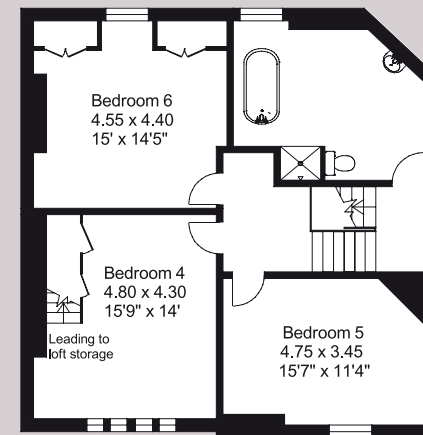
LOWER GROUND FLOOR
900 SQ FT



GROUND FLOOR
1,135 SQ FT



FIRST FLOOR
920 SQ FT



SECOND FLOOR
915 SQ FT

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential

EU Directive 2002/91/EC

A copy of the full Energy Performance Certificate is available on request from the Agents.

GROSS INTERNAL AREA
(APPROX)
359.5 SQ M - 3,870 SQ FT

Viewing: Strictly by appointment with Savills.

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