RIDGMOUNT ROAD, SW18
**£5,500 PER MONTH**

## An elegant five bedroom family home situated on a quiet residential street in Wandsworth

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## DESCRIPTION:

Situated in a leafy residential cul-de-sac this house extends to over 2,250 sq. ft. and is stylishly presented throughout.

A welcoming entrance hall greets you, leading through to a large double reception room with original wood flooring, three metre ceilings, fitted cabinetry and feature fireplace. At the rear is an impressive kitchen/dining room with island and underfloor heating. Velux windows and wall-to-wall sliding glass doors provide an abundance of natural light. There is also a guest w/c and extensive cellar providing additional storage. A generous garden with decked area for alfresco dining and artificial lawn perfect for children offers excellent privacy for a family to enjoy.
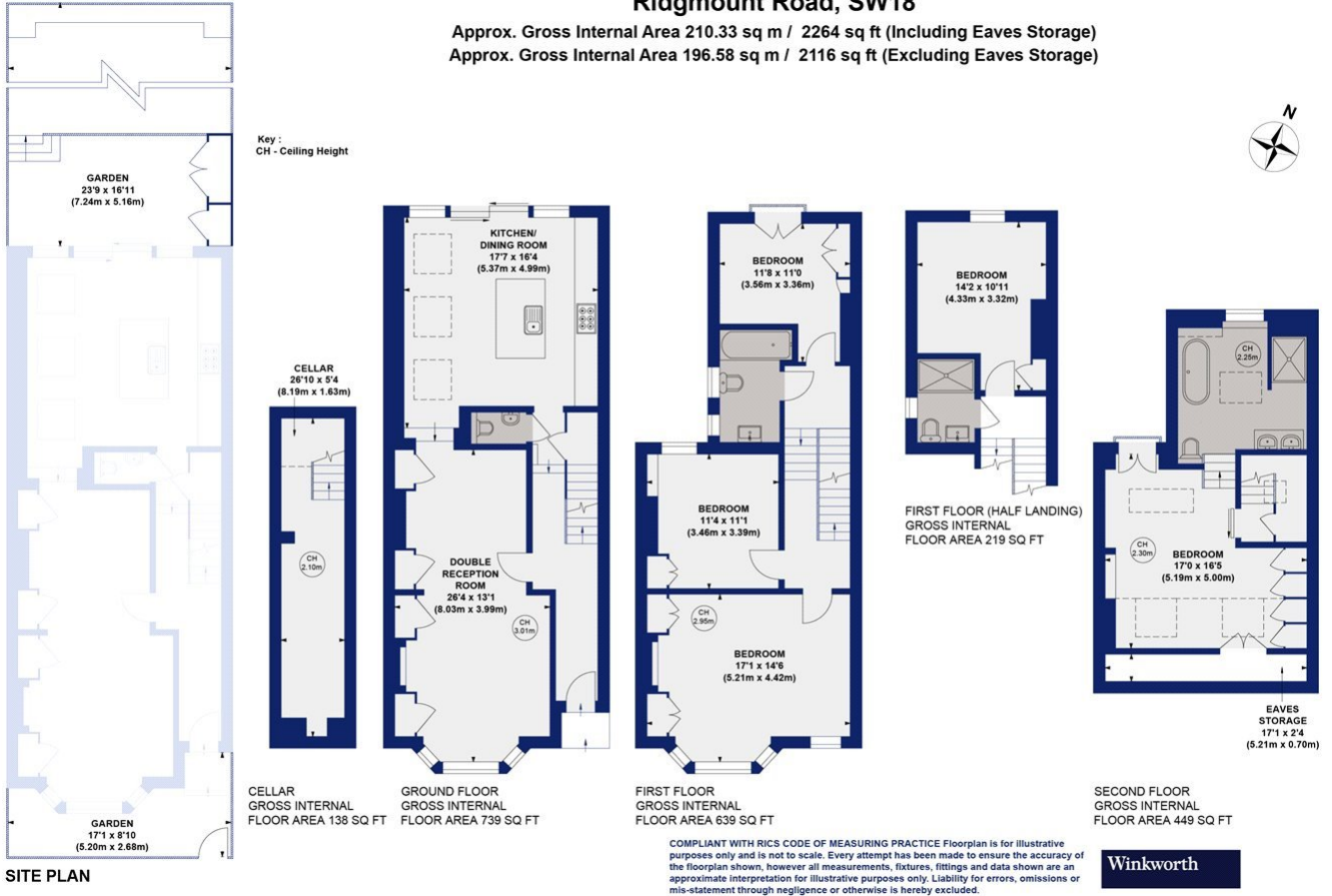
The first floor comprises three double bedrooms, all with built-in wardrobes, and a family bathroom with underfloor heating. There are two further double bedrooms, and two bathrooms, including a stunning loft conversion on the second floor with considerable wardrobes and eaves storage, and luxurious ensuite bathroom with free-standing bath and walk-in shower.

Ridgmount Road is conveniently located for the green open spaces of Wandsworth Common and the shops, cafes and restaurants of East Hill and Wandsworth Town. There are excellent schools and transport facilities nearby including All Farthing Primary School (0.3 miles) and Wandsworth Town Station (0.5 miles). Southside Shopping Centre is within easy reach.
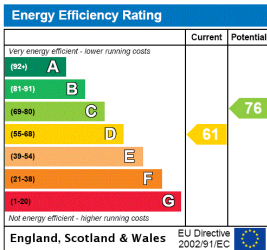
# Ridgmount Road, SW18

Approx. Gross Internal Area 210.33 sq m / 2264 sq ft (Including Eaves Storage)
Approx. Gross Internal Area 196.58 sq m / 2116 sq ft (Excluding Eaves Storage)

Key :
CH - Ceiling Height

N

**GARDEN**
23'9 x 16'11
(7.24m x 5.16m)

**GARDEN**
17'1 x 8'10
(5.20m x 2.68m)

**SITE PLAN**

**CELLAR**
26'10 x 5'4
(8.19m x 1.63m)

CH
2.10m

**CELLAR**
GROSS INTERNAL
FLOOR AREA 138 SQ FT

**KITCHEN/
DINING ROOM**
17'7 x 16'4
(5.37m x 4.99m)

**DOUBLE
RECEPTION
ROOM**
26'4 x 13'1
(8.03m x 3.99m)

CH
3.01m

**GROUND FLOOR**
GROSS INTERNAL
FLOOR AREA 739 SQ FT

**BEDROOM**
11'8 x 11'0
(3.56m x 3.36m)

**BEDROOM**
11'4 x 11'1
(3.46m x 3.39m)

CH
2.95m

**BEDROOM**
17'1 x 14'6
(5.21m x 4.42m)

**FIRST FLOOR**
GROSS INTERNAL
FLOOR AREA 639 SQ FT

**BEDROOM**
14'2 x 10'11
(4.33m x 3.32m)

**FIRST FLOOR (HALF LANDING)
GROSS INTERNAL
FLOOR AREA 219 SQ FT**

CH
2.25m

CH
2.30m

**BEDROOM**
17'0 x 16'5
(5.19m x 5.00m)

**EAVES
STORAGE**
17'1 x 2'4
(5.21m x 0.70m)

**SECOND FLOOR**
GROSS INTERNAL
FLOOR AREA 449 SQ FT

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative
purposes only and is not to scale. Every attempt has been made to ensure the accuracy of
the floorplan shown, however all measurements, fixtures, fittings and data shown are an
approximate interpretation for illustrative purposes only. Liability for errors, omissions or
mis-statement through negligence or otherwise is hereby excluded.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Deposit:** £7,615.38

**Holding Deposit:** 1 week's rent

**Council Tax Band:** Wandsworth

Where no figures are shown, we have been unable to ascertain the
information. All figures that are shown were correct at the time of printing.

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