



NIGHTINGALE TRIANGLE, LONDON, SW12

£2,500,000

Carter Jonas

NIGHTINGALE TRIANGLE, LONDON, SW12

Located in the highly desirable Nightingale Triangle of Balham, this c. 3,000 sq ft architect-designed five/six-bedroom house has been fully remodelled and rebuilt from the ground up to create a truly stunning home with some elegantly large proportions.

As soon as you enter the house, you are met with a sense of refined, mid-century style, accentuated through the choice of colour palette, herringbone flooring and elevated finish. The chic sitting room connects to the dining room via double doors and has views through crittal doors to the courtyard beyond. To the rear of the house and overlooking the low-maintenance garden, a wonderfully bright kitchen/diner/living room opens onto the garden and courtyard. The cool palette is in evidence here - pale tones, grey counters, ink black worktops, natural wood, all help to create a soothing environment.

The bright and spacious lower ground floor living area was intended to serve as a multifunctional space, working well as a cinema room/playroom or as large bedroom, with the second bedroom, currently used as a library/study, sharing a stylish en-suite shower room. A large utility room can be found on this level. There is the additional advantage of secure direct access to the street via a staircase in the large lightwell, giving the space the ability to become a separate self-contained annex or guest/staff apartment or a stand-alone home office.

The principal bedroom suite is a masterclass in creating a calm, relaxing sanctuary. With its spacious sitting area, walk-in dressing room and en-suite bathroom. A double bedroom can be found on this level, with an adjacent bathroom, whilst the top floor features two more bedrooms and a shower room.

This is a smart house, with Nest thermostats, Nest doorbell, Nest Protect, Lightwave dimmers and sockets, Heatmiser thermostats for all the bathrooms. The entire house is connected to the Wi-Fi which can be controlled by a smartphone or a tablet device.

Ramsden Road is situated close to the shops and amenities of Clapham South and Balham as well as the popular shops, wine bars and restaurants on Nightingale Lane, Northcote and Bellevue Roads. Balham benefits from a Waitrose and large Sainsbury's, as well as many bars and restaurants, including the newly opened members club, Little House Balham, part of the Soho House group. Wandsworth, Clapham and Tooting Commons are close by. Transport links are excellent, with underground (Northern Line) from Clapham South or Balham, and mainline trains from Balham or Wandsworth Common.







Ramsden Road, SW12

Approximate Gross Internal Area = 278 sq m / 2993 sq ft
Including Limited Use Area (16.9 sq m / 182 sq ft) / Eaves



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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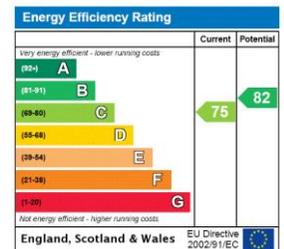
AMENITIES

- Six-Bedroom House
- Flexible Accommodation
- Nearly 3,000 sqft
- Open Plan Kitchen/Family Room
- Reception Room
- Dining Room
- Cinema Room/Bedroom
- Home office/Bedroom
- Principle Bedroom with Dressing Room and En-suite Bathroom
- Three Further Bath/Shower Rooms
- Utility Room
- Separate Entrance to Basement
- Fully Remodelled/Rebuilt from the Ground Up
- Located in Balham's Nightingale Triangle
- Close to Shops and Transport (Northern Line and overland)

TENURE Freehold

LOCAL AUTHORITY London Borough Of Wandsworth

EPC BAND C



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