



 RAMPTON  
BASELEY

Mallinson Road | SW11  
Leasehold



## Description

A superb two double bedroom extended garden flat occupying the ground floor of a converted Victorian house, situated on a popular residential street "Between the Commons". The flat has well balanced accommodation measuring approximately 836 sq. ft. It benefits from a good sense of light and space including a lovely glass roofed dining area extension. The flat also retains original features in the Victorian areas of the flat.

An attractive reception room is located towards the middle of the property with stripped wooden floors and an original feature fire place. From the rear the reception room doors open into the kitchen dining room which works well for everyday family living and entertaining. The kitchen itself is fitted with modern wall and base units, integrated appliances and a breakfast bar. The kitchen is open to a spacious dining area with room for a large dining table from which there is direct access to the well laid out South facing patio garden.

The two well-proportioned double bedrooms are situated with one to the rear of the property leading directly out to the garden and the other to the front of the property benefiting from a large bay window fitted with shutters. The modern family bathroom is towards the rear of the property. There is also ample storage in the flat with a large under stairs cupboard in the living room, a built in cupboard in the dining area and full ceiling height built in wardrobes in both bedrooms.



The property occupies an excellent position on Mallinson Road between Northcote Road and Webb's, peaceful yet with the amenities of Northcote Road literally at the end of the street. Clapham and Wandsworth Commons are only a few minutes' walk in either direction and Clapham Junction train station with its excellent rail links take you into central London in less than 10 minutes is itself approximately a 10 minute walk.

- Two double bedrooms
- Reception room
- Open plan kitchen dining room
- Family bathroom
- South facing garden
- Chain Free





131 Northcote Road, London, SW11 6PS,  
T 020 7228 5111  
E [batterseasales@ramptonbaseley.com](mailto:batterseasales@ramptonbaseley.com)  
[www.ramptonbaseley.com](http://www.ramptonbaseley.com)

MALLINSON ROAD  
BATTERSEA  
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
836 SQ.FT / 77.6 SQ.M.



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