



**RAMPTON
BASELEY**

BURNBURY ROAD, SW12 / SHARE OF FREEHOLD

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THIS BRIGHT TWO-BEDROOM MAISONETTE OCCUPIES THE FIRST FLOOR OF THIS ATTRACTIVE PROPERTY. MEASURING APPROXIMATELY 718 SQ FT OF ACCOMMODATION THE FLAT BOASTS GOOD PROPORTIONS IN ALL THE PRINCIPAL ROOMS AS WELL AS A BEAUTIFUL SOUTHEAST FACING GARDEN.

To the front of the property is a light and airy reception room, benefitting from large bay windows, wooden floors and bespoke cabinetry and shelving. A double bedroom can be found adjacent, which also advantages from built in wardrobes. A further bedroom and a bathroom are located down the hall.

To the rear is an open plan kitchen breakfast room, the kitchen itself presents plenty of wall and base units and integrated appliances. With ample room for a dining room table this is the perfect space for everyday living and entertaining. Stairs lead down from the kitchen into the garden which benefits from a patio area.

This superb house can be found on Burnbury Road which is a pretty, residential street located minutes away from the green open spaces of Tooting Bec Common. There is a fantastic selection of shops, bars, and restaurants nearby in Balham. Transport can be found close by at Balham Station offering both Overground and Underground services. Furthermore, the area is also renowned for its outstanding schools.

Council Tax Band: D | EPC: C | Tenure: Share of Freehold |

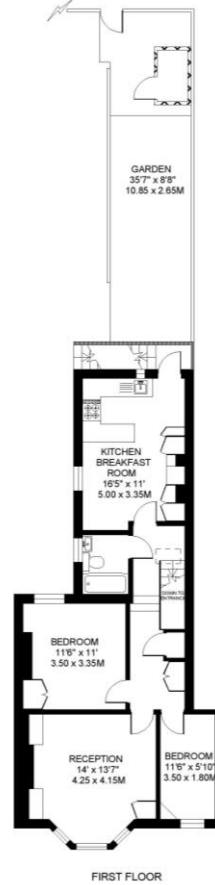


**TWO BEDROOM | ONE BATHROOM |
RECEPTION | KITCHEN BREAKFAST
ROOM | STUDY | GARDEN**



BURNBURY ROAD
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 718 SQ.FT. / 66.7 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 ☒☒☒ = 18 SQ.FT. / 1.7 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 736 SQ.FT. / 68.4 SQ.M.



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FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplans.co.uk
This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the BSIC Code of Measuring Practice.
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

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