



**RAMPTON  
BASELEY**

THURLEIGH ROAD, SW12 / FREEHOLD

SITUATED IN A SOUGHT-AFTER LOCATION BETWEEN THE COMMONS IS THIS END-OF-TERRACE TWO-BEDROOM HOUSE. THE PROPERTY OFFERS APPROXIMATELY 616 SQ FT OF LIVING SPACE WITH A LIGHT AND AIRY ATMOSPHERE THROUGHOUT. A HUGE DRAW TO THIS FANTASTIC PROPERTY IS THE GARDEN WHICH IS IDEAL FOR ALFRESCO DINING AND ENTERTAINING.

The open-plan kitchen / reception room is located on the ground floor of the property and offers plenty of space for a comfortable seating area and dining table with views overlooking the garden. The good-sized kitchen offers a range of wall and base units, wooden work tops and fully integrated appliances.

Bi-folding doors open almost the full width of the property into the decked garden which is ideal for alfresco dining and entertaining. The garden also has the additional benefit of a shed which is perfect for additional storage.

A smart spiral staircase leads up to the first floor of the property where two good-sized double bedrooms can be found. The principal bedroom is located at the rear of the property and benefits from built-in wardrobes and a Juliet balcony overlooking the garden.

A contemporary family bathroom completes the property.

This magnificent house is located on Thurleigh Road between Rusham Road and Hendrick Ave, and close to Wandsworth Common. Clapham Common is also just a short walk away, as are the amenities of both Northcote Road and Bellevue Road. Transport can be found at Wandsworth Common or Clapham Junction overground stations, and Clapham South underground on the Northern Line. A number of popular state private schools are nearby, subject to catchment and entrance each year.

Council Tax Band: D | EPC: D | Tenure: Freehold

**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

RUSHLEIGH  
BATTERSEA  
LONDON SW11

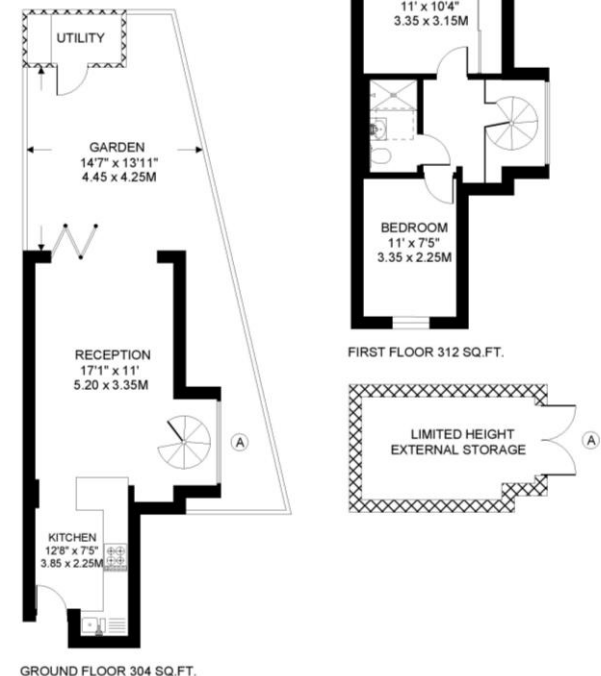
APPROXIMATE INTERNAL FLOOR (LIVING) AREA

■ = 616 SQ.FT / 57.2 SQ.M.

APPROXIMATE ADDITIONAL AREAS

⊗⊗⊗ = 139 SQ.FT. / 12.9 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
755 SQ.FT. / 70.1 SQ.M.



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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 RICS 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.

## RAMPTON BASELEY OFFICES

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