



**RAMPTON  
BASELEY**

KYRLE ROAD, SW11 / SHARE OF FREEHOLD



## SW11 / SHARE OF FREEHOLD

**SITUATED ON ONE OF THE MOST SOUGHT-AFTER RESIDENTIAL STREETS 'BETWEEN THE COMMONS' IS THIS WELL PRESENTED THREE-BEDROOM GARDEN FLAT. HOUSED WITHIN A CONVERTED, DOUBLE-FRONTED VICTORIAN BUILDING, THIS PROPERTY SPANS OVER THE GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR, OFFERING APPROXIMATELY 1,175 SQ FT OF LIVING SPACE.**

The generously sized reception room is situated at the front of the property, featuring bay windows which flood the room with light, a feature fireplace, high ceilings adorned with decorative cornices and wooden flooring.

Folding doors separate the reception room from the spacious entrance hall, leading into a large dining room. The room also boasts a feature fireplace and built-in cabinetry. Continuing from the dining room, you'll discover a well-proportioned kitchen, equipped with a range of wall and base units, fully integrated appliances and ample room a dining table.

Bi-fold doors from the kitchen open onto an unusually long attractive landscaped garden, offering an ideal setting for alfresco dining and entertaining with plenty of space for outdoor furniture.





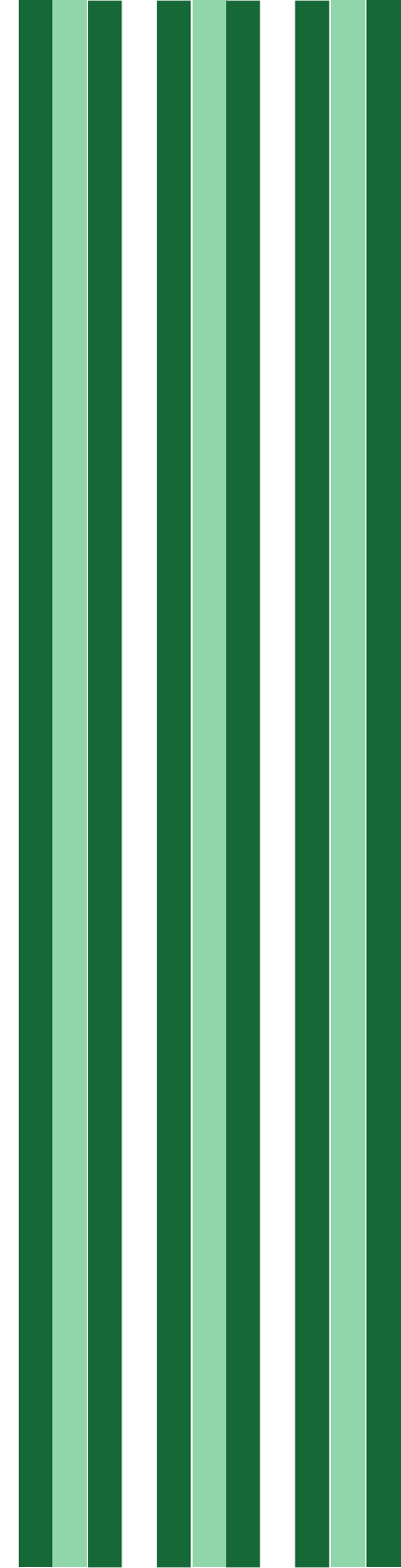
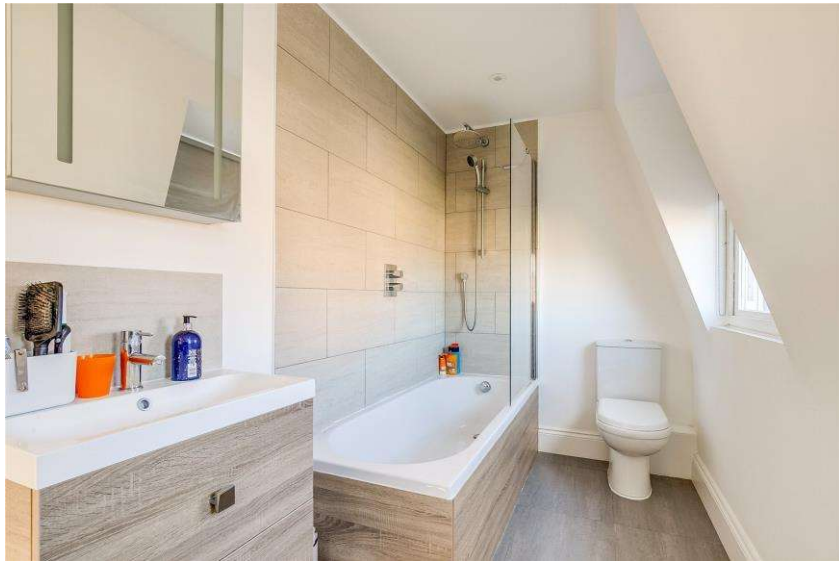


**THREE BEDROOMS | RECEPTION ROOM  
| KITCHEN/BREAKFAST ROOM | DINING  
ROOM**

**FAMILY BATHROOM | SHOWER ROOM |  
LANDSCAPED GARDEN**







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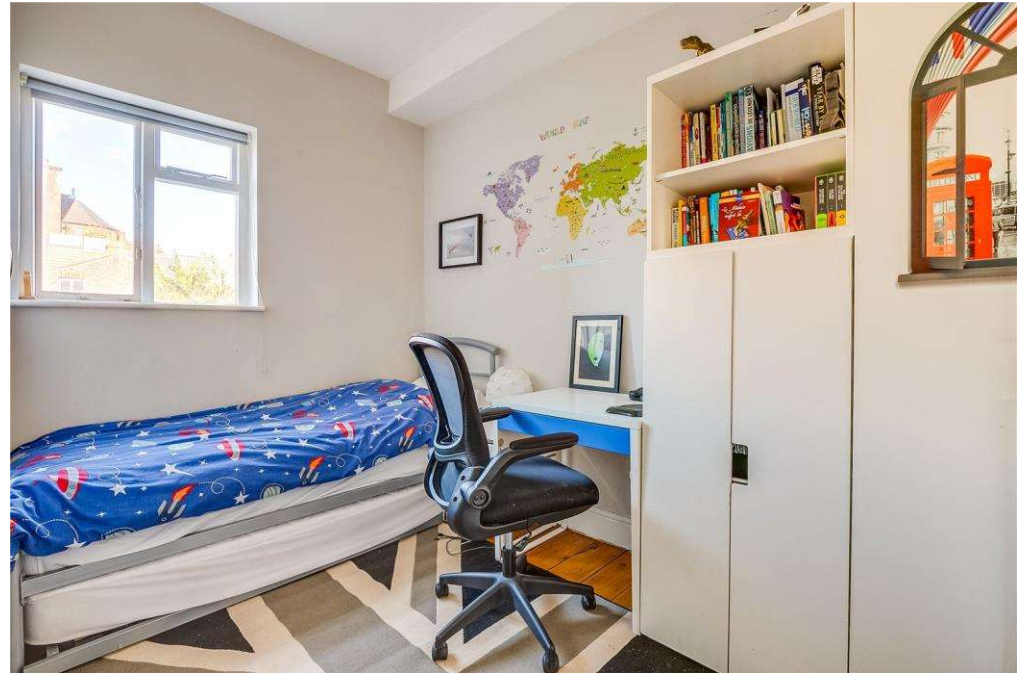
On the first floor, two double bedrooms and a good-sized family bathroom await. The front bedroom boasts a large bay window and contemporary open-plan storage, while the second bedroom features built-in wardrobes and overlooks the garden. The bathroom on this floor is complete with both a bath and overhead shower.

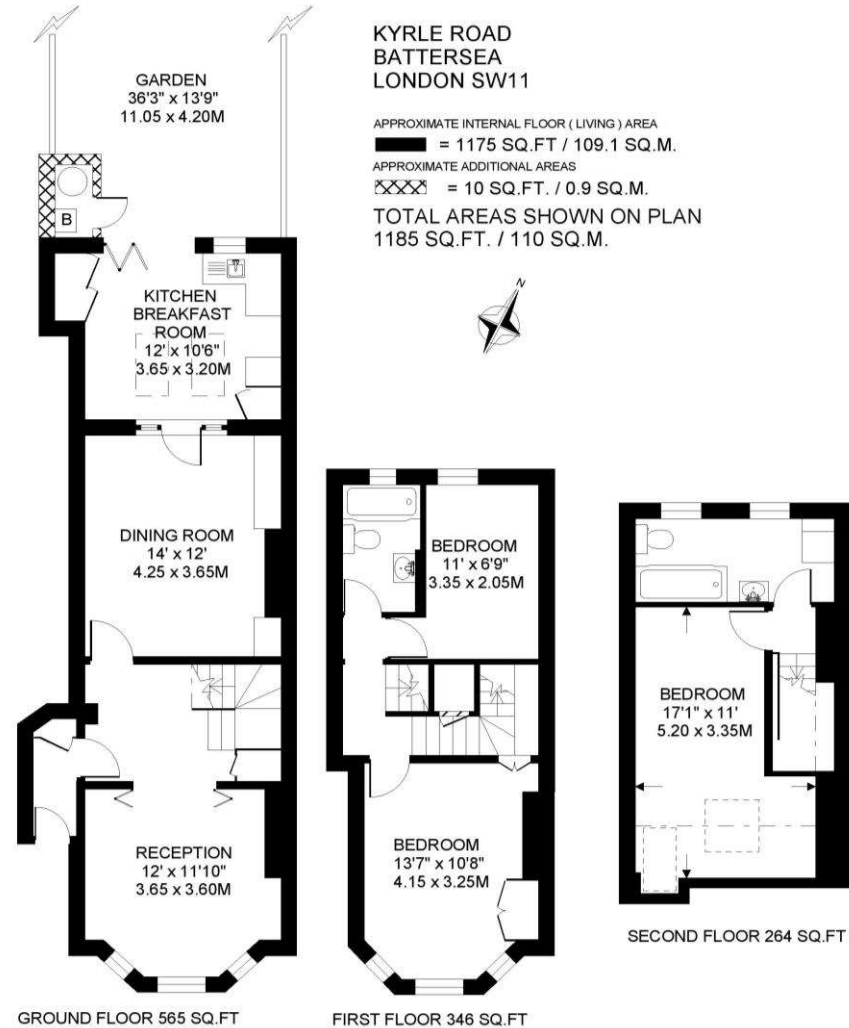
Stairs lead up to the top floor of the property where you'll find the third bedroom and a separate shower room. The bedroom is incredibly bright and airy with skylights and access to eaves storage.

Additional convenient storage cupboards can be found on both the ground and first floors of this remarkable property.

This excellent flat is situated on Kyrle Road, a residential street running directly off Clapham Common West Side in the area known as 'Between the Commons'. Transport can be found at Clapham South tube and there are a number of good state and private primary schools nearby, subject to catchment each year. The wide-open spaces of Clapham Common and the amenities of Northcote Road are also within easy walking distance.

Council Tax Band: E | EPC: TBC | Tenure: Share Of Freehold





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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.

**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.



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