



SW12 / LEASEHOLD

THIS STUNNING TWO-BEDROOM GARDEN FLAT IS ARRANGED OVER THE GROUND FLOOR OF A VICTORIAN CONVERSION AND MEASURES APPROXIMATELY 744 SQ FT. THE PROPERTY IS EXTREMELY WELL PRESENTED THROUGHOUT AND BENEFITS FROM GOOD PROPORTIONS IN ALL THE PRINCIPAL ROOMS, TWO DOUBLE BEDROOMS OF SIMILAR SIZE AND A SOUTH-FACING PATIO GARDEN.

The spacious kitchen reception room is set to the back of the flat and is wonderfully bright thanks to the roof lights and bi-fold doors which run the full width of the back of the flat. The kitchen itself has a good range of contemporary wall and base units with fully integrated appliances, white marble worksurfaces and an island/breakfast bar. There is plenty of space for comfortable seating and the pretty patio garden acts as an extension of the inside space with attractive fencing and planting, making it ideal for al fresco eating and entertaining.

The larger of the two bedrooms is to the front of the flat and benefits from the large period window, high ceilings, wooden floors and an elegant feature fireplace flanked by bespoke cabinetry and shelving. The second bedroom has built-in wardrobes, a feature fireplace and French doors which open onto a pretty internal courtyard. The stylish and spacious bathroom has both a freestanding bath and walk-in shower.

This fantastic property is located on Dinsmore Road, a quiet, residential road running between Balham High Road and Cavendish Road. Clapham South and Balham are conveniently close by with an array of amenities and bars as well as the superb transport links of the Northern Line and Overground providing quick and easy access into the City and West End. The wide-open spaces of both Tooting Common and Clapham Common are also within easy walking distance.

Council Tax Band: C | EPC: C | Tenure: Leasehold



**OPEN-PLAN KITCHEN RECEPTION
ROOM | TWO DOUBLE BEDROOMS |
BATHROOM | SOUTH-FACING
GARDEN**



DINSMORE ROAD
LONDON SW12
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
744 SQ.FT / 69.1 SQ.M.



GROUND FLOOR SQ.FT.

copyright:
Copyright photographs from RamptonBaseley by www.RamptonBaseley.co.uk
The plan & dimensions are correct, but will be subject to a full survey only, and it is for guidance only, and that you should obtain a valuation of the
property before purchasing. The plan & dimensions are for guidance only and are not to be used as a basis for a valuation of the property.
Please do not rely on any information, and do not rely on any information, and do not rely on any information, and do not rely on any information.

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

RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111
BELLEVUE ROAD SW17 | 020 3846 0999
BALHAM HIGH ROAD SW17 | 020 8767 7079
GARRATT LANE SW18 | 020 8879 6205

www.ramptonbaseley.com

