



 RAMPTON
BASELEY

STERNHOLD AVENUE, SW2 / SHARE OF
FREEHOLD

SW2 / SHARE OF FREEHOLD

ARRANGED OVER THE UPPER TWO FLOORS OF THIS NEWLY RENOVATED VICTORIAN BUILDING, THIS ABSOLUTELY STUNNING TWO DOUBLE BEDROOM FLAT OFFERS APPROXIMATELY 872 SQ FT OF ACCOMMODATION. BOTH DOUBLE BEDROOMS BENEFIT FROM EN SUITE FACILITIES WITH THE TOP FLOOR ROOM BOASTING A BEAUTIFUL OPEN GABLE WHICH IS GLAZED TO THE FRONT ELEVATION. THE OPEN PLAN LIVING SPACE MEASURES JUST SHY OF 18 FT IN WIDTH AND OVER 15 FT IN DEPTH, THE FLOOR IS FINISHED WITH A BEAUTIFUL HERRINGBONE HARDWOOD FLOOR AND THERE IS A PAINTED KITCHEN WITH COMPOSITE STONE WORK SURFACES AND INTEGRATED APPLIANCES. ANOTHER HUGE DRAW TO THIS PROPERTY IS THE BALCONY, WHICH IS ACCESSED VIA THE RECEPTION ROOM, WITH VIEWS DOWN THE STREET TOWARDS TOOTING BEC COMMON. IN ADDITION, THERE IS A SEPARATE W/C FOR GUEST USE AND A LARGE STORAGE AREA IN THE EAVES.

The entire building has been extensively refurbished in accordance with current building regulations and benefits from a generally higher quality of build finish than the majority of conversions locally. Sternhold Avenue runs directly off Tooting Bec Common; the amenities of Balham are within easy walking distance and there are some attractive shops, including the popular Hyde coffee shop very nearby on Emmanuel Road in the Hyde Farm Estate. Transport can be found at Balham underground or at Streatham Hill overground station.

Council Tax Band: B | EPC: TBC | Tenure: Share of Freehold |



**TWO BEDROOMS | TWO
BATHROOMS | RECEPTION |
OPEN PLAN KITCHEN AREA |
BALCONY**



STERNHOLD AVENUE
STREATHAM
LONDON SW2

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

■ = 872 SQ.FT. / 81.0 SQ.M.

APPROXIMATE ADDITIONAL AREAS

▨ = 17 SQ.FT. / 1.6 SQ.M.

TOTAL AREAS SHOWN ON PLAN

889 SQ.FT. / 82.6 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.

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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