



**RAMPTON
BASELEY**

ELMBOURNE ROAD, SW17 / FREEHOLD

THIS HANDSOME, DOUBLE-FRONTED PROPERTY OF 4,508 SQ FT IS SET ON THE SOUGHT-AFTER ELMBOURNE ROAD ON TOOTING BEC COMMON. CURRENTLY SPLIT INTO TWELVE STUDIO FLATS WITH TWO SHARED BATHROOMS, THE PROPERTY BENEFITS FROM A LARGE GARDEN OF 30 BY 36 FT WITH GARDEN STORAGE AND SIDE ACCESS. ALSO OF NOTE IS ITS PRIME POSITION WITHIN THE HEAVER ESTATE, OVERLOOKING TOOTING BEC COMMON.

The property is being sold as an on-going rental investment which currently has approximately 50% occupancy.

It also offers the incoming owner the potential to develop into a number of apartments, including a separate dwelling to the rear of the garden, subject to the usual consents.

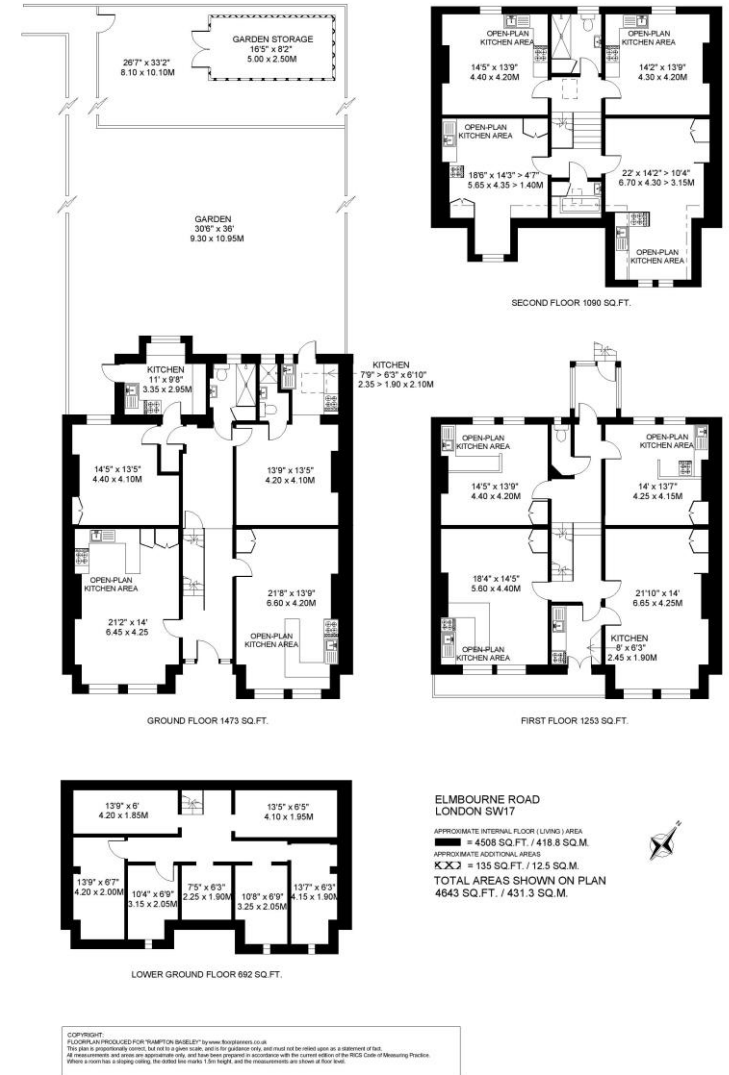
Located on the pretty, tree-lined Elmbourne Road which runs alongside Tooting Bec Common, this property is set within the highly desirable Heaver Estate Conservation Area. All the bars, restaurants and shopping of Balham and Tooting Bec are close by, and Tooting Bec Underground station and Balham Overland and Underground are all within easy walking distance.

Council Tax Band: tbc | EPC: C | 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



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