



**RAMPTON
BASELEY**

EVESHAM WAY, SW11 / FREEHOLD

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SITUATED IN A SOUGHT-AFTER LOCATION CLOSE TO THE OPEN SPACES OF CLAPHAM COMMON AND CLAPHAM JUNCTION IS THIS CHARMING TWO-BEDROOM HOUSE. THE PROPERTY OFFERS APPROXIMATELY 821 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.

On the ground floor of the property is an open plan kitchen / dining room which benefits from a breakfast island and wooden flooring. This is the perfect space for everyday family living and entertaining with plenty of space for a dining table. The kitchen itself is well equipped with a range of wall and base units and fully integrated appliances. A useful W/C can be found just off the kitchen.

The kitchen leads through to a good-sized reception room which is perfect for entertaining guests with direct access onto the patioed garden. The garden provides plenty of space for outdoor furniture as well as potted planters and shrubbery. A home office can also be found in the garden which is ideal for both working from home and additional storage space.

On the first floor of the property is two bright and spacious double bedrooms, both of which offer ensuite bathrooms and built-in wardrobes.

This fantastic property is situated on Evesham Road conveniently located close to Clapham Junction Overground station. The shops and restaurants on Battersea Park Road and Lavender Hill are close by and transport north of the river and to the City can be found on Battersea Park Road and Battersea Bridge Road. Clapham Junction provides further transport and Clapham Common is just a short walk away, as are a number of popular state and private schools, subject to catchment each year.

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



**TWO BEDROOMS | TWO ENSUITE
BATHROOMS | KITCHEN / DINING
ROOM | RECEPTION ROOM
| SEPARATE WC | GARDEN | HOME
OFFICE**

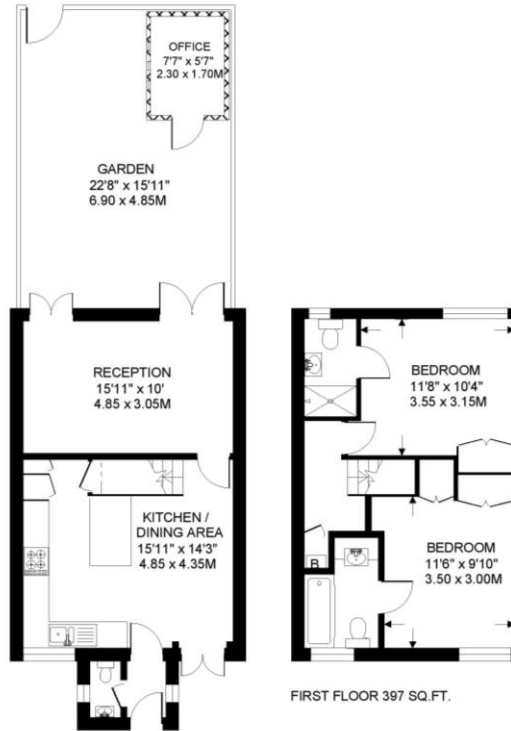


EVESHAM WAY
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 821 SQ.FT / 76.3 SQ.M.

APPROXIMATE ADDITIONAL AREAS
XXX = 42 SQ.FT. / 3.9 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 863 SQ.FT. / 80.2 SQ.M.



GROUND FLOOR 424 SQ.FT.

FIRST FLOOR 397 SQ.FT.

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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

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

