



**RAMPTON  
BASELEY**

BRAMFIELD ROAD, SW11 / SHARE OF FREEHOLD

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**LOCATED ON A COVETED STREET BETWEEN THE COMMONS, THIS CHARMING, TERRACED MAISONETTE BOASTS THREE BEDROOMS AND THREE BATHROOMS. IDEALLY SITUATED JUST OFF NORTHCOTE ROAD, THIS HOME SPANS ACROSS THREE FLOORS AND OFFERS APPROXIMATELY 1,202 SQ FT OF BEAUTIFULLY PRESENTED SPACE, PROVIDING A PERFECT BLEND OF STYLE AND COMFORT.**

Situated at the forefront of the property, the large reception room on the first floor offers ample space for a dining setup and a cozy living room arrangement. The room is enhanced by a feature fireplace, wooden flooring, and is bathed in natural light through a large window alongside a bay window. Transitioning into the shaker-style kitchen at the rear, the room benefits from wall and base units, integrated appliances, and a generously sized window.

Nestled at the rear of the first floor is a spacious double bedroom. The carpeted room features a built-in wardrobe and shelving, complemented by two large windows that fill the room with an abundance of natural light. Conveniently positioned adjacent is the WC.

Up the stairs on the second floor, you will find another of the generously sized double bedrooms and a well-appointed family bathroom. The bedroom features a large window and is ideally located adjacent to the bathroom. Continuing up the stairs to the third floor you will find the primary bedroom featuring a Juliet balcony and a modern three-piece ensuite bathroom, both rooms enhanced with skylights.

This fantastic property is conveniently positioned on Bramfield Road just off Northcote Road and is close to a number of good state and independent schools (subject to catchment each year). The local amenities of Northcote Road are moments away as is Wandsworth Common. Transport links are at both Clapham Junction Overground and Clapham South Underground, both approximately 10 to 15 minutes' walk away.


Council Tax Band: E | EPC: C | Tenure: Share of Freehold




**THREE DOUBLE BEDROOMS | TWO  
BATHROOMS | RECEPTION ROOM |  
KITCHEN | THREE FLOORS**

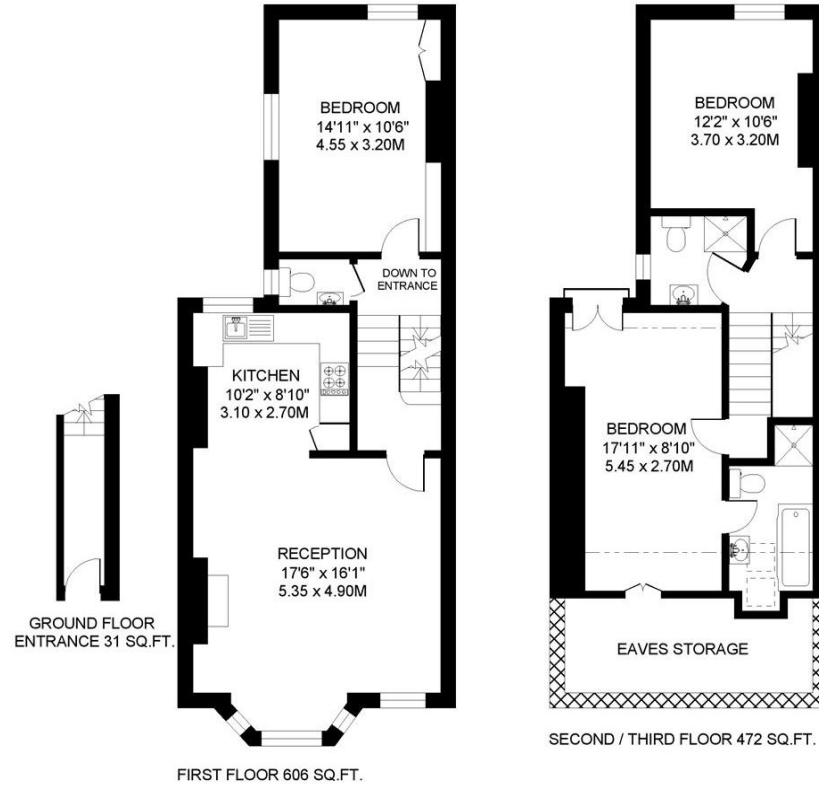


BRAMFIELD ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
 = 1109 SQ.FT / 103 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 = 93 SQ.FT. / 8,6 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
1202 SQ.FT. / 111.6 SQ.M.



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FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.co.uk  
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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