



**RAMPTON  
BASELEY**

ELSLEY ROAD, SW11 / FREEHOLD



# SW11 / FREEHOLD

**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 818 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.**

Located at the front of the property on the ground floor is a double reception room which provides plenty of space for both a dining area and comfortable seating area and benefits from bespoke built-in units, an attractive hardwood floor, high ceilings, a beautiful feature fireplace and built-in cabinetry which flanks the chimney breast.

The reception room leads into the bright shaker style kitchen which benefits from both wall and base units, oak work tops and direct access into the patioed garden.

The garden is a fantastic size measuring 18ft in length and is perfect for alfresco dining and entertaining with plenty of space for outside furniture as well as potted planters and shrubbery.

On the first floor of the property is two bedrooms and a contemporary family bathroom, all of which have stunning feature fireplaces and a bright airy feel with large windows which flood the room with light.

The property also has the additional benefit of loft storage which is perfect for additional storage space.

This fantastic property is situated on Elsley Road, an attractive residential street that forms part of a popular enclave off Latchmere Road. 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.

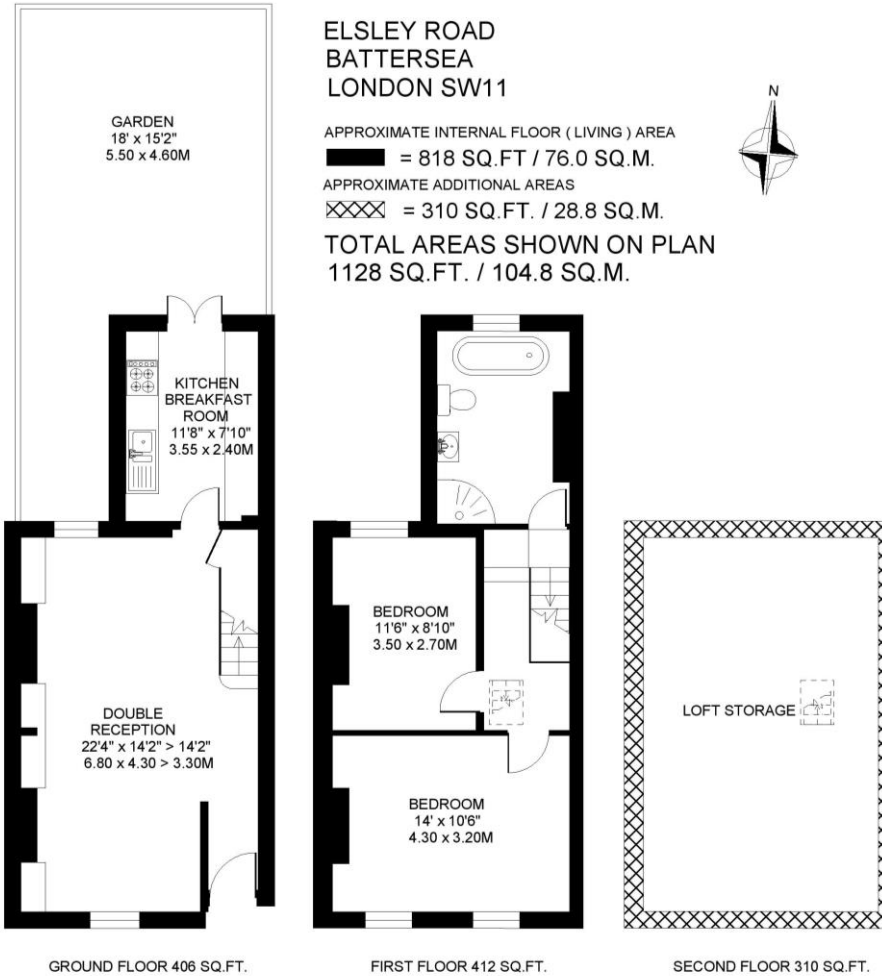
Council Tax Band: E | EPC: D | Tenure: Freehold



**TWO BEDROOMS | DOUBLE  
RECEPTION ROOM | KITCHEN |  
FAMILY BATHROOM WITH SEPARATE  
SHOWER CUBICLE | LOFT STORAGE |  
GARDEN**







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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 that 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.



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