



**RAMPTON
BASELEY**

MAYFORD ROAD, SW12 / SHARE OF FREEHOLD

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A TRULY STUNNING TWO BEDROOM UPPER MAISONETTE ON THIS PRETTY RESIDENTIAL STREET JUST OFF RAVENSLEA ROAD AND WITHIN A STONE'S THROW OF WANDSWORTH COMMON.

Offering almost 1,300 sq ft of beautifully presented accommodation, the property has been refurbished by the current owners to an incredibly high standard, showing a keen eye for detail.

Arranged over the second and third floors of an attractive and imposing red brick Victorian house, the property features a wonderful 33' dual aspect semi open-plan living space on the second floor. With wooden floors, fitted alcove shelving and a period style fireplace with a decorative tiled insert, the living area to the front is flooded with natural light by a large picture window. The kitchen to the rear has smart, painted bespoke shaker style units, with fitted appliances and quartz work surfaces. There is also ample room to sit, eat and entertain.

The two bedrooms are spread across the two floors, including an extremely generous principal bedroom at the top of the house with a wonderful beamed ceiling and two large Velux balcony windows from which to enjoy the lovely views across the neighbourhood. There is also a stylish, contemporary family bathroom featuring a freestanding contemporary style bath and an oversized glass enclosed shower.

Located on Mayford Road, between Wexford Road and Ravenslea Road, the property is a stone's throw from the green open spaces of Wandsworth Common. Local amenities including, shops, bars and restaurants can be found on Bellevue Road and Northcote Road, both of which are within easy reach. Transport links can be found at Wandsworth Common which provides quick and convenient access to central London via Waterloo Clapham Junction. There are a number of state and private schools nearby, subject to catchment and entry each year.

Council Tax Band: D | EPC: E | Tenure: Share of Freehold | Length of Lease: 997



**TWO BEDROOMS | RECEPTION
ROOM | KITCHEN/DINING ROOM |
EAVES STORAGE | SHARE OF
FREEHOLD**



MAYFORD ROAD
BALHAM
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 1288 SQ.FT. / 119.6 SQ.M.

APPROXIMATE ADDITIONAL AREAS
XXX = 168 SQ.FT. / 15.6 SQ.M.

TOTAL AREAS SHOWN ON PLAN
1456 SQ.FT. / 135.2 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
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