



**RAMPTON
BASELEY**

LOUISVILLE ROAD, SW17 / SHARE OF FREEHOLD

ARRANGED OVER THE TOP FLOOR OF THIS ELEGANT VICTORIAN PROPERTY SET ON THE SOUGHT-AFTER HEAVER ESTATE, IS THIS EXCELLENT TWO-BEDROOM FLAT. THE PROPERTY MEASURES APPROXIMATELY 672 SQUARE FOOT BOASTING GOOD PROPORTIONS AND A LOVELY FEELING OF LIGHT AND SPACE

The rear portion of the property houses the two bedrooms, with the larger room featuring an expansive window. The second bedroom is cleverly designed to maximize space efficiently. Positioned between the bedrooms and the kitchen is a well-designed bathroom featuring a bath/shower.

The spacious reception room offers convenient connectivity to the kitchen. Abundant natural light fills the reception room, courtesy of the skylight, and there is also access to additional storage. The kitchen features a selection of modern wall and base units, complete with seamlessly integrated appliances and wooden countertops.

Louisville Road is in the popular residential area known as the Heaver Estate. The wide-open spaces of Tooting Bec Common are within easy walking distance as are the amenities of Balham High Road. Transport can be found at either Tooting Bec or Balham Underground or Overland, and there is an excellent choice of independent and state schools nearby, subject to catchment and entrance each year.

Council Tax Band: C | EPC: D | Tenure: Share of 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

LOUSEVILLE ROAD
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

■ = 672 SQ. FT. / 62.4 SQ. M.

APPROXIMATE ADDITIONAL AREAS

XXXX = 120 SQ. FT. / 11.1 SQ. M.

TOTAL AREAS SHOWN ON PLAN

792 SQ. FT. / 73.5 SQ. M.



SECOND FLOOR

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All dimensions and areas are approximate only. All other measurements or dimensions will be taken from the latest plan of the Property Ombudsman.
Where a room has a storage area, the area is shown in a dotted line.

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