



**RAMPTON  
BASELEY**

LOUISVILLE ROAD, SW17 / SHARE OF FREEHOLD

ARRANGED OVER THE GROUND FLOOR OF THIS ELEGANT VICTORIAN PROPERTY SET ON THE SOUGHT-AFTER HEAVER ESTATE, IS THIS EXCELLENT TWO-BEDROOM FLAT OF 1,315 SQ FT WHICH BENEFITS FROM HIGH CEILINGS, GOOD PROPORTIONS IN ALL THE PRINCIPAL ROOMS, AND A 34 FT SOUTH-WEST-FACING GARDEN.

The two double bedrooms are towards the front of the property, the larger of the rooms boasting the large, square bay window. The second bedroom has substantial built-in storage and direct access onto the back garden via modern, glazed French doors. A smart bathroom is set between the bedrooms and has a shower over the bath.

The spacious reception room and separate kitchen are arranged at the back of the flat. The kitchen has an excellent range of white, contemporary wall and base units with fully integrated appliances and granite worksurfaces. The expansive reception room measures over 23 ft in length and benefits from built-in cabinetry and shelving and wooden floors. The room is wonderfully bright thanks to the large rooflight and bi-fold doors which run across the full width of the back of the property. The garden is laid with both patio and grass and surrounded by mature borders giving it a good sense of privacy and making it ideal for al fresco eating and entertaining in the summer months.

Large cellars with built-in storage and a sink complete the property and offer potential for development into a utility space or additional accommodation, subject to the usual consents.

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.

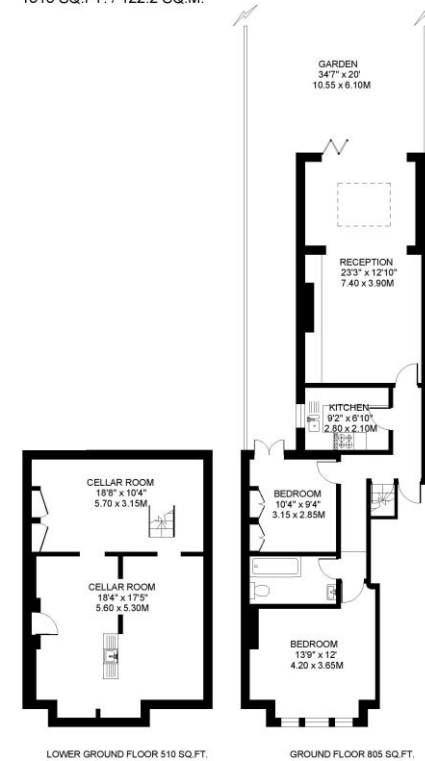
Council Tax Band: C | EPC: D | Tenure: Share of Freehold

**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

LOUISVILLE ROAD  
LONDON SW17  
APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
1315 SQ.FT. / 122.2 SQ.M.



COPYRIGHT  
FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" BY www.floorplans.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.

## 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](http://www.ramptonbaseley.com)

