



**RAMPTON  
BASELEY**

CULVERDEN ROAD, SW12 / SHARE OF FREEHOLD

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THIS BEAUTIFUL THREE-BEDROOM MAISONETTE BOASTS 1,190 SQUARE FEET OF ACCOMMODATION WITH EXCELLENT PROPORTIONS IN ALL THE PRINCIPAL ROOMS. THE HOUSE IS WELL PRESENTED THROUGHOUT AND BENEFITS FROM A SPACIOUS OPEN PLAN KITCHEN SPACE FEATURING HIGH CEILINGS THAT CREATE A LOVELY FEELING OF LIGHT AND SPACE THROUGHOUT. THE PROPERTY ALSO BOASTS A SOUTH FACING TERRACE WITH STUNNING, UNINTERRUPTED VIEWS OF THE COMMON.

The reception room and first bedroom can be found as you enter the flat, alongside a shower and toilet for added convenience. The kitchen itself is based at the rear of the second floor, beautifully finished with ample wall and base units as well as plenty of surface space, integrated appliances, and lovely bespoke inbuilt cabinetry. Large skylights provide an abundance of natural light alongside two sets of French doors that open both the sitting room and kitchen out onto a south facing terrace, perfect for alfresco dining. There is also plenty of room for a dining table, creating the perfect space for everyday living and entertaining.

On the third floor, you'll find two additional bedrooms, each illuminated by skylights, bringing in plenty of natural light. On this level a contemporary bathroom and shower room is also found. The loft offers ample storage space, totalling 133 square feet.

Culverden Road is located close to the open spaces of Tooting Bec Common. Balham with its excellent and varied amenities, is within easy reach and the area is also renowned for its outstanding schools and nurseries. Transport connections are excellent, with Balham tube and overground within a short walking distance.

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



**KITCHEN DINING ROOM | TWO  
RECEPTION ROOMS | THREE  
BEDROOMS | TWO BATHROOMS |  
LOFT STORAGE | SOUTH FACING  
ROOF TERRACE**



CULVERDEN ROAD  
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 ■■■■■ = 1190 SQ.FT. / 110.6 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 XXXX = 133 SQ.FT. / 12.4 SQ.M.  
 TOTAL AREAS SHOWN ON PLAN  
 1323 SQ.FT. / 123 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 WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

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