



**RAMPTON
BASELEY**

KELMSCOTT ROAD, SW11 / SHARE OF FREEHOLD

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LOCATED ON THE POPULAR KELMSCOTT ROAD BETWEEN THE COMMONS IS THIS EXPANSIVE THREE-BEDROOM, SPLIT-LEVEL FLAT MEASURING APPROXIMATELY 1,580 SQ FT WITH AN IMPRESSIVE WIDTH OF APPROXIMATELY 20FT. ARRANGED OVER TWO FLOORS, THE PROPERTY HAS ITS OWN FRONT DOOR AND IS AN IDEAL CANVAS, OFFERING AN OPPORTUNITY TO PERSONALIZE AND CRAFT THIS SPACE INTO YOUR PERFECT HOME.

The first floor provides a large reception room towards the front, featuring large windows which provide an excellent feeling of natural light and space. A beautiful fireplace with bespoke cabinetry and shelving flanking the chimney breast finish the room. The kitchen/breakfast room can be found at the rear, offering both wall and base units and ample space for a dining table. The kitchen also offers the perfect opportunity for customization with ample room to tailor and design a personalized, functional kitchen space that complements your preferences and requirements. A door on the far wall provides access to the private balcony and garden. A family bathroom with bath and overhead shower, as well as a double bedroom featuring a large built-in wardrobe and fireplace complete the first floor.

On the second floor there are two further bedrooms, the larger room has a built-in wardrobe, while the other provides access to the loft which provides an abundance of storage. With the usual Wandsworth planning approvals there is also the potential to extend the property to include a primary bedroom, ensuite and roof terrace.

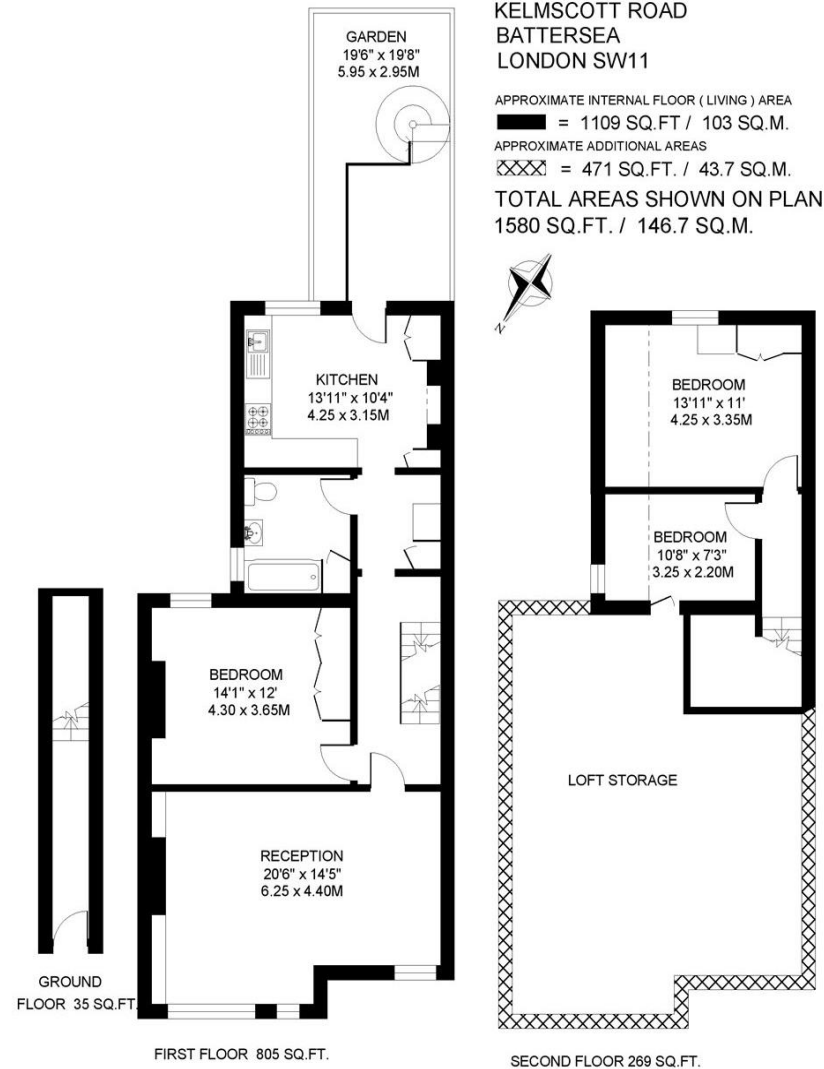
Located between Northcote Road and Webb's Road, the many amenities of Northcote Road are practically on the doorstep of this Kelmscott Road property. An abundance of transport options can be found at Clapham Junction which is approximately a ten-minute walk. There are a number of good state and private schools just a stone's throw away (subject to catchment each year).

EPC Rating: E | Council Tax Band: E | Tenure: Share of Freehold | Length of Lease: 982 years 1 month



RECEPTION |
KITCHEN/BREAKFAST ROOM |
THREE BEDROOMS | GARDEN |
LOFT STORAGE WITH POTENTIAL
TO EXTEND





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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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