



 RAMPTON
BASELEY

BROOMWOOD ROAD, SW11 / LEASEHOLD

THIS LOVELY TWO-BEDROOM FLAT IS ARRANGED OVER THE SECOND FLOOR OF AN ATTRACTIVE VICTORIAN HOUSE POSITIONED ON THE POPULAR BROOMWOOD ROAD. THE FLAT MEASURES APPROXIMATELY 695 SQ FT AND HAS A GREAT SENSE OF LIGHT AND SPACE THROUGHOUT.

There is an attractive reception room that benefits from carpeted floors, a beautiful fireplace which is flanked with bespoke shelving and cupboards, and a large window that floods the room with light. The space works well for everyday living and entertaining with ample space for a dining setup and a cosy living room arrangement. Adjoining the reception room is the kitchen, with both wall and base units as well as built-in appliances.

The two bedrooms both feature carpeted floors, built-in wardrobes and large windows which fill the rooms with natural light. The smart bathroom benefits from a sky light and bath with overhead shower.

Ideally located on Broomwood Road, this flat benefits from the close proximity to the many amenities of Northcote Road and an abundance of transport options which can be found at either Clapham Junction Station, Wandsworth Common Station and Clapham South Underground. In addition, the open spaces of both Wandsworth Common and Clapham Common are also a short walk.

Council Tax Band: D | EPC: D | Tenure: Share of Freehold | Length of Lease: 92 Years

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

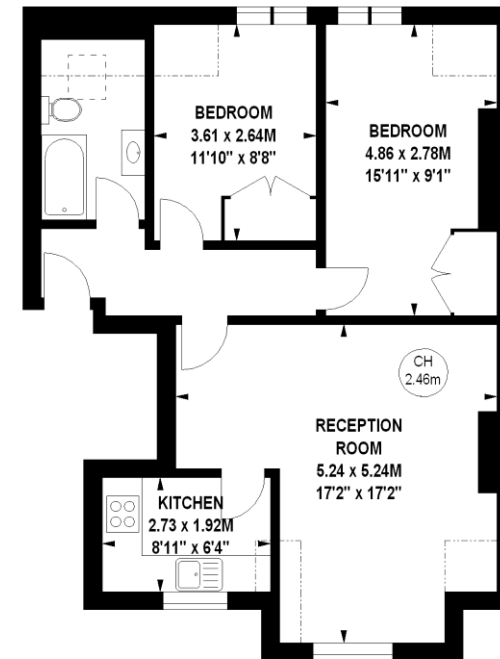
Broomwood Road, SW11

Approximate gross internal area

64.57 sq m / 695 sq ft



Key :
CH - Ceiling Height



Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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