



 RAMPTON  
BASELEY

THURLEIGH ROAD, SW12 / LEASEHOLD

## SW12 / LEASEHOLD

**SITUATED ON ONE OF THE MOST SOUGHT-AFTER RESIDENTIAL STREETS BETWEEN THE COMMONS IS THIS STUNNING THREE-BEDROOM, TWO-BATHROOM FLAT. WITH THE ACCOMMODATION ARRANGED OVER THREE FLOORS AND ACROSS 1,484 SQ FT, THIS PROPERTY HAS AN EXCELLENT SENSE OF LIGHT AND SPACE THROUGHOUT.**

On the first landing is one of the generously-sized double bedrooms, featuring a beautiful feature fireplace which is flanked with wardrobes providing the room with ample storage space. A large window floods the room with natural light. Adjacent to the bedroom is the family bathroom with a bath and overhead shower, heated towel racks and plenty of storage.

Up the stairs on the second floor is the open-plan reception, kitchen and dining room. The smart kitchen features both wall and base units, fully integrated appliances and a lovely island bench/breakfast bar. The spacious reception provides plenty of space for a dining table and comfortable lounge area, ideal for modern-day living and entertaining. Along with flooding the room with natural light, the large window provides access to a small balcony at the front of the property. Alongside the reception room is the second double bedroom, this carpeted room featuring storage and window.

On the top level of the property is the primary bedroom with en suite. The large room has a skylight and large window enhancing the space with natural light, as well as a storage cupboard.

This fantastic house is located on the highly sought-after Thurleigh Road. The open spaces of both Clapham Common and Wandsworth Common are moments away and the amenities of Northcote Road and Bellevue Road are also within easy walking distance. Transport can be found at Clapham South Underground and Clapham Junction Overground. There are a number of good state and private schools nearby, subject to catchment and entrance each year.

Council Tax Band: E | EPC: E | Tenure: Leasehold | Length of Lease: 995 Years and 11 Months.




**THREE DOUBLE BEDROOMS | TWO  
BATHROOMS | OPEN-PLAN KITCHEN  
| RECEPTION**

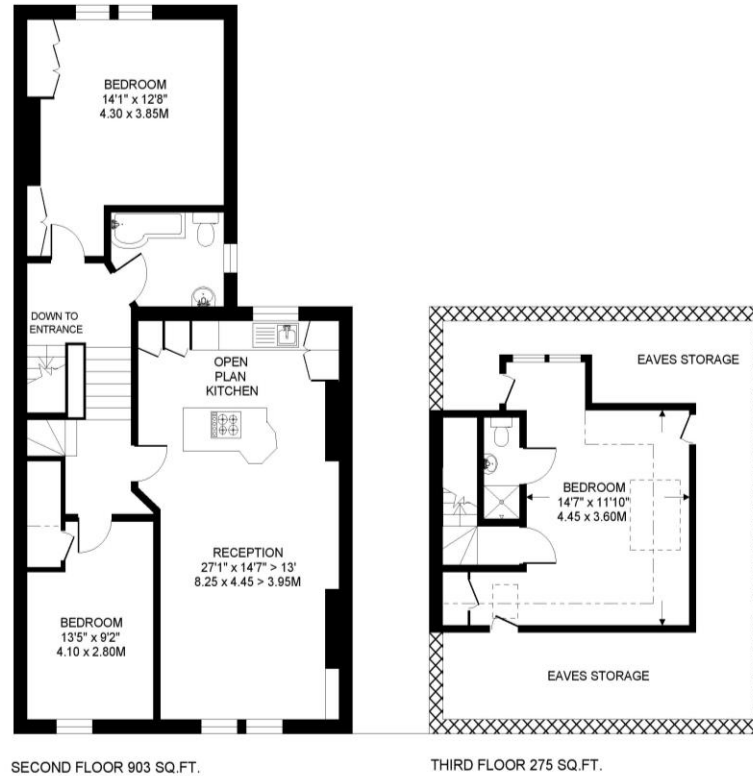


THURLEIGH ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
 = 1178 SQ.FT / 109.4 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 = 306 SQ.FT. / 28.4 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 1484 SQ.FT. / 137.8 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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