



**RAMPTON
BASELEY**

RAMSDEN ROAD, SW12 / SHARE OF FREEHOLD

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A WELL-PRESENTED TWO BEDROOM FLAT WITH ITS OWN FRONT DOOR AND PRIVATE REAR GARDEN ON THIS POPULAR RESIDENTIAL STREET IN THE HEART OF THE NIGHTINGALE TRIANGLE.

Arranged over the lower ground floor of an imposing red brick Victorian house, the property features a spacious reception room with wooden floors, a feature fireplace and built-in alcove storage. There is a smart, modern kitchen to the rear, lit from above by a large roof light and with integrated appliances and quartz work surfaces. Glazed French doors lead to the garden.

There are two double bedrooms, including a bright, airy principal bedroom with an en-suite shower room, a smaller second bedroom and a sleek, contemporary family bathroom.

Of particular note is the private decked rear garden together with a separate dining area in the undercroft, ideal for entertaining in the warmer summer months.

Conveniently located a stone's throw from the amenities of Balham High Road, including a large Waitrose. The open spaces of Wandsworth and Clapham Commons are a short distance away, as are the shops, bars and restaurants of Bellevue Village. The nearest Underground station can be found at Balham (Northern line) which provides quick and convenient access to the City via Bank. Both Balham and Wandsworth Common stations provide access to central London via Clapham Junction and Waterloo.

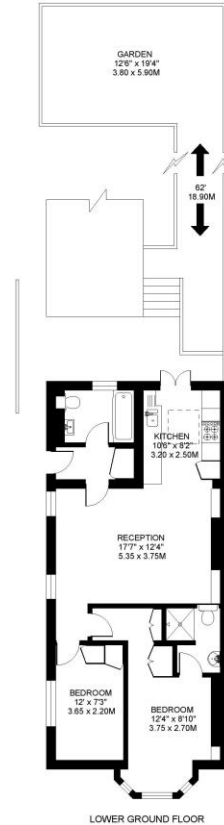
Council Tax Band: C | EPC: D | Tenure: Share of Freehold | Length of Lease: 973 years



**TWO BEDROOMS | TWO
BATHROOMS | RECEPTION ROOM |
GARDEN | SHARE OF FREEHOLD |
KITCHEN**



RAMSDEN ROAD
BALHAM
LONDON SW12
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
718 SQ.FT / 66.7 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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