



**RAMPTON
BASELEY**

ELMBOURNE ROAD, SW17 / SHARE OF FREEHOLD

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MEASURING WELL IN EXCESS OF 1,600 SQ FT IS THIS INCREDIBLE APARTMENT THAT IS ARRANGED OVER THREE LEVELS IN THIS SUBSTANTIAL VICTORIAN HOUSE. THE ACCOMMODATION BOASTS EXCELLENT PROPORTIONS IN ALL OF THE PRINCIPAL ROOMS AND RETAINS NUMEROUS PERIOD FEATURES.

There is a spacious reception room to the front of the ground floor with a grand fireplace and intricate ceiling mouldings. A kitchen breakfast room can be found to the rear of the ground floor with a mixture of wall/base units and plenty of space for entertaining. French doors lead from the kitchen to a superb south-facing garden which measures in excess of 40 ft in length.

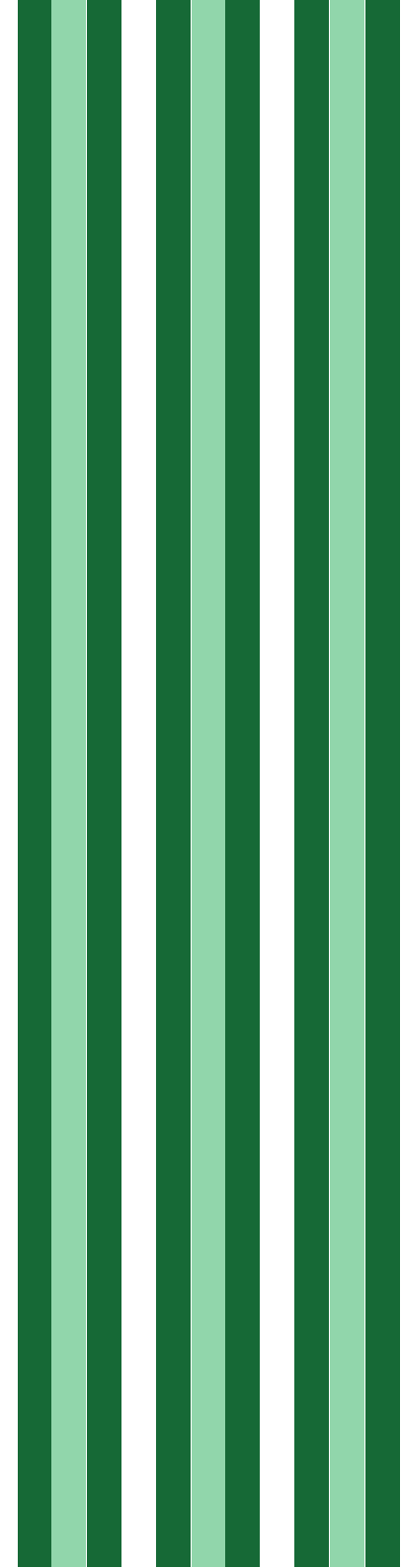




**KITCHEN BREAKFAST ROOM | THREE
DOUBLE BEDROOMS | TWO
BATHROOMS | EN SUITE BATHROOM**

**SOUTH-FACING GARDEN | WINE CELLAR
| STOREROOM | GROUND FLOOR
WC/UTILITY ROOM**





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On the lower ground floor there is a double bedroom, a shower room, a generous storeroom and separate wine cellar. Two further double bedrooms can be found on the first floor, (the larger of which benefiting from an en-suite bathroom). In addition, there is a handy WC/utility room on the ground floor.

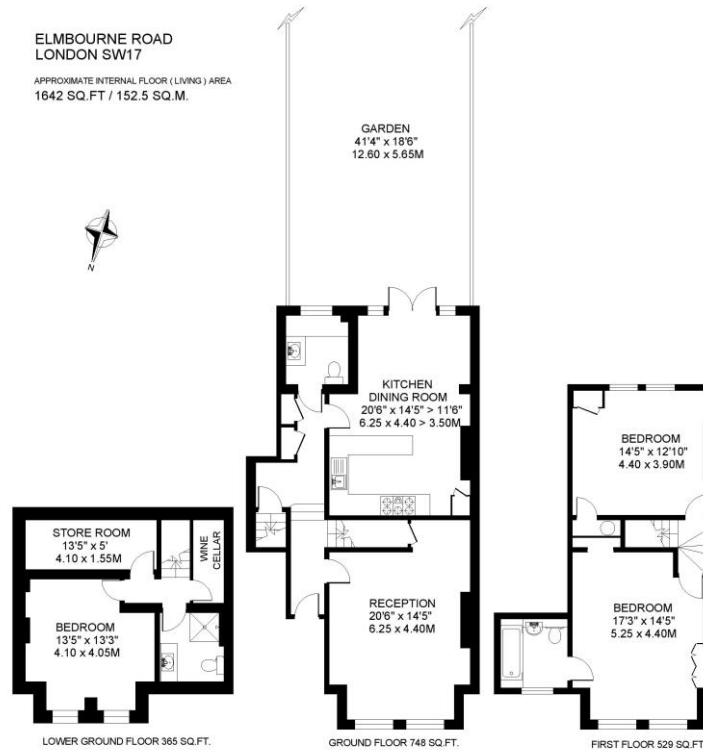
This superb property is positioned on a sought-after road, in the popular residential area known as the Heaver Estate. Elmbourne Road runs alongside Tooting Common, providing the flat with the advantage of easy access to the fantastic open space nearby. Transport can be found at Tooting Bec station and the amenities at Balham High Road can also be found.

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



ELMBOURNE ROAD
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
1642 SQ.FT / 152.5 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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