



**RAMPTON  
BASELEY**

ELMBOURNE ROAD, SW17 / SHARE OF FREEHOLD

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**SITUATED IN THE HIGHLY SOUGHT-AFTER HEAVER ESTATE IS THIS SPACIOUS, BRIGHT, TWO DOUBLE-BEDROOM TOP FLOOR MAISONETTE. THE PROPERTY MEASURES APPROXIMATELY 982 SQ FT AND BOASTS A SUPERB GARDEN WITH A SCANDINAVIAN RUSTIC OUTDOOR BARREL SAUNA.**

Opening to an integrated cloakroom on the first-floor landing, the property benefits from a skylight creating an abundance of light throughout. Located to the rear is a modern kitchen filled with natural light. The kitchen is fitted with stylish wall and base units, integrated appliances, and a fantastic central island/breakfast bar. The dining reception room is located on the top floor. Ample natural light and plenty of space with views of Tooting common make this an ideal space for everyday living and entertaining.

Featuring two spacious double bedrooms, both equipped with built-in wardrobes, the principal bedroom is further enhanced by a Velux balcony with scenic views of Tooting Common. The second double bedroom on the first floor overlooks the garden. Additionally, there is a modern family bathroom with a shower over the bath. Great storage options are also available using alcoves and built-in storage.

The property boasts a rear garden accessed via Streathbourne Road. This well-organised garden features a two-room office, fully equipped with electricity and broadband. The garden is complemented by a Scandinavian, rustic outdoor barrel sauna including entrance porch, changing room and a 2m sauna area. In addition, there is an external power socket for charging electric cars.

This superb maisonette is located on the pretty, tree lined residential Elmbourne Road which runs alongside Tooting Common in the highly desirable Heaver Estate. The amenities of Balham High Road are nearby, and the area is renowned for its outstanding schools. Transport is excellent with Tooting Bec Underground and Balham Overground and Underground close by.

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



**TWO-BEDROOM | MODERN  
KITCHEN | DINING RECEPTION  
ROOM | BATHROOM | BUILT-IN  
STORAGE | PRIVATE GARDEN WITH  
SIDE ACCESS | OUTDOOR BARREL  
SAUNA | VIEWS OF TOOTING  
COMMON**

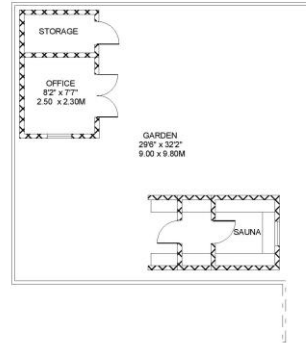


ELMBOURNE ROAD  
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 ■■■■ = 982 SQ. FT / 91.2SQ. M.

APPROXIMATE ADDITIONAL AREAS  
 XXXX = 162 SQ. FT / 16.9 SQ. M.

TOTAL AREAS SHOWN ON PLAN  
 1164 SQ. FT / 108.1 SQ. M.



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 All rights reserved. This plan is for information only and should not be relied upon as a statement of fact.  
 All dimensions are given in feet and inches and meters. All dimensions are approximate and should be confirmed by a professional surveyor.  
 Where a room has a sloping ceiling, the dotted line marks the ceiling 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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