



 RAMPTON  
BASELEY

EMMANUEL ROAD, SW12 / LEASEHOLD



## SW12 / LEASEHOLD

**THIS SUPERB TWO DOUBLE-BEDROOM GARDEN FLAT OCCUPIES THE GROUND FLOOR OF THIS ATTRACTIVE PERIOD PROPERTY. MEASURING APPROXIMATELY 985 SQ FT OF ACCOMMODATION, THE FLAT BOASTS GOOD PROPORTIONS IN ALL THE PRINCIPAL ROOMS AS WELL AS A PATIO GARDEN.**

Towards the front of the property is a bright and spacious reception room, this space has expansive bay windows, a striking feature fireplace, and bespoke cabinetry which flank the chimney breast. Proceeding down the hall reveals two spacious double-bedrooms.

The open plan kitchen family room is to the rear of the property, the kitchen itself benefits from plenty of wall and base units, integrated appliances, and a fantastic central island bench. This space accommodates space for a dining table, making it the perfect space for everyday living and entertaining. The kitchen seamlessly opens to a garden with ample seating space. Completing the residence is a modern bathroom.

This fantastic example of a 'Hyde Farm Estate' flat can be found on Emmanuel Road, which is a pretty, residential street overlooking the green open spaces of Tooting Bec Common. There is a large selection of shops, bars, and restaurants nearby in Balham. Transport can be found close by at Balham Station offering both Overground and Underground services. Furthermore, the area is also renowned for its outstanding schools.

Council Tax Band: D | EPC: C | Tenure: Leasehold



**TWO-BEDROOM | ONE-BATHROOM  
| KITCHEN DINING ROOM | GARDEN  
| RECEPTION ROOM**





EMMANUEL ROAD  
LONDON SW12  
APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
985 SQ.FT / 91.5 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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