



**RAMPTON  
BASELEY**

HAFER ROAD, SW11 / LEASEHOLD

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**POSITIONED ON THIS HIGHLY SOUGHT-AFTER RESIDENTIAL STREET, THIS SUPERB SPLIT-LEVEL TWO-BEDROOM FLAT MEASURES APPROXIMATELY 1178 SQ FT AND IS PRESENTED IN EXCELLENT DECORATIVE ORDER WITH A GREAT SENSE OF LIGHT AND SPACE THROUGHOUT.**

**A HUGE DRAW TO THIS FANTASTIC FLAT IS THE TERRACE WHICH IS IDEAL FOR ALFRESCO DINING AND ENTERTAINING.**

The lower ground floor of the property features two spacious double bedrooms, both equipped with convenient built-in storage. The second bedroom, positioned at the front of the house, is enhanced by expansive bay windows that fill the room with natural light. The principal bedroom, situated at the rear of the property, offers the added luxury of an ensuite bathroom, generous built-in wardrobes, and direct access to the garden.

The garden has a great feel of privacy, featuring decking, raised borders, shrubbery and ample room for outdoor furnishings, creating an optimal setting for alfresco dining and entertaining.

A well-placed family bathroom with an oversized double ended bath is conveniently located adjacent to the second bedroom and completes this level.

The ground floor comprises a generously proportioned open-plan kitchen and double reception room that spans nearly 44 feet in length. This welcoming space features wooden flooring, and two attractive feature fireplaces, bespoke cabinetry that flanks the chimney breast, two West facing Juliet balconies and ample room for a dedicated dining area, creating the perfect setting for both everyday family living and entertaining. The kitchen is well-appointed with wall and base units, integrated appliances, and a convenient breakfast bar.

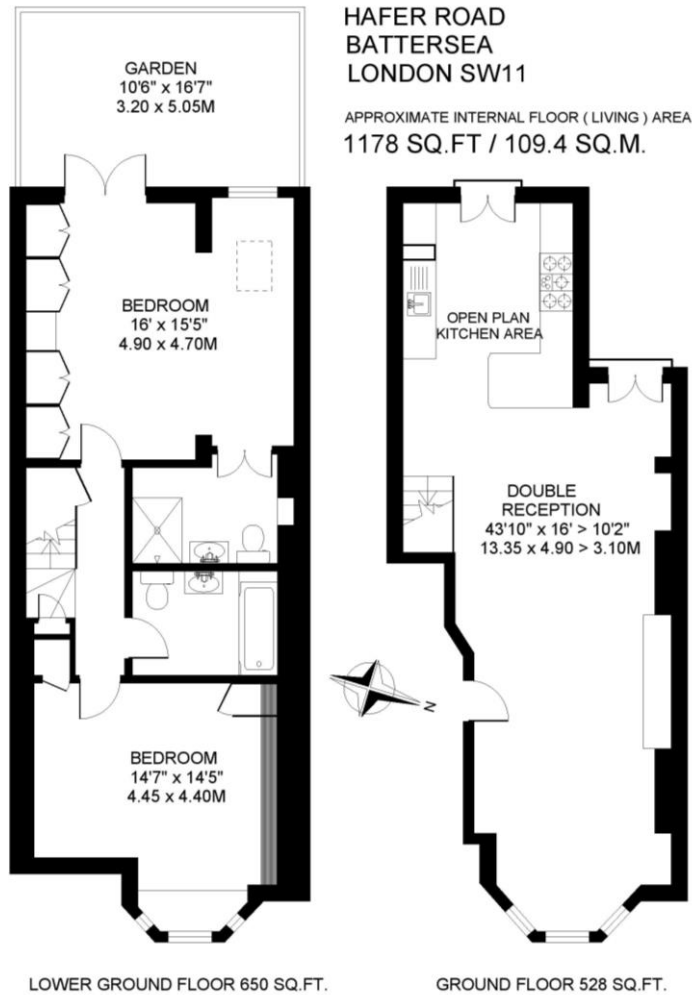
This fantastic flat is situated on Hafer Road which runs between Battersea Rise and Limburg Road. The amenities of Northcote Road are only moments away as well as the open spaces of Wandsworth Common and Clapham Common. The transport facilities at Clapham Junction are within easy walking distance and there are a number of good state and private schools nearby, subject to catchment each year.

Council Tax Band: E | EPC: C | Tenure: Leasehold | Length of Lease: 91 years 2 months



**TWO DOUBLE BEDROOMS | DOUBLE  
RECEPTION ROOM | OPEN PLAN  
KITCHEN AREA | BATHROOM |  
ENSUITE SHOWER ROOM | GARDEN**





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**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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