



**RAMPTON  
BASELEY**

BROXASH ROAD, SW11 / SHARE OF FREEHOLD



## SW11 / SHARE OF FREEHOLD

**A BEAUTIFUL SPLIT LEVEL GARDEN FLAT ARRANGED OVER GROUND AND FIRST FLOOR OF AN ATTRACTIVE VICTORIAN CONVERTED HOUSE. THE PROPERTY IS PRESENTED IN GOOD DECORATIVE ORDER WITH EXCELLENT PROPORTIONS IN ALL PRINCIPAL ROOMS.**

There is a reception room towards the front of the ground floor with a bay window, a period fireplace and built in unit flanking the chimney breast. There are two double bedrooms, both benefiting from built-in storage, the second bedroom is situated to the rear of the building on the first floor and also boasts a shower room. There is an attractive family bathroom on the ground floor as well as a spacious kitchen//breakfast room. The kitchen benefits from a range of wall and base units finished with oak block work surfaces. There is plenty of space for entertaining as well as everyday family living and double doors open to an attractive patio garden. In addition, there is a cellar that provides good storage and potential for further development (subject to usual consents).

This stunning property is situated on Broxash road very close to Clapham Common, the amenities of Northcote Road and within easy walking distance and transport can be found at Clapham South Underground Station.

Council Tax Band: E | EPC: E | Tenure: Share of Freehold | Lease Length: 996 years and 5 months



**TWO DOUBLE BEDROOMS | TWO BATHROOMS | KITCHEN/BREAKFAST ROOM | RECEPTION ROOM | PATIO GARDEN**





BROXASH ROAD, SW11  
 APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 952 SQ FT / 88.44 SQ M



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
 All measurements and areas are approximate only

**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

**RAMPTON BASELEY OFFICES**

NORTHCOTE ROAD SW11 | 020 7228 5111  
 BELLEVUE ROAD SW17 | 020 3846 0999  
 BALHAM HIGH ROAD SW17 | 020 8767 7079  
 GARRATT LANE SW18 | 020 8879 6205

[www.ramptonbaseley.com](http://www.ramptonbaseley.com)

