



 RAMPTON
BASELEY

EVERSLEIGH ROAD, SW11 / FREEHOLD

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POSITIONED ON THIS SOUGHT-AFTER STREET WITHIN THE POPULAR SHAFTESBURY ESTATE IS THIS EXCELLENT THREE-BEDROOM TERRACED HOUSE. ARRANGED OVER THREE FLOORS, THE PROPERTY OFFERS APPROXIMATELY 1,319 SQ FT OF BRIGHT AND AIRY LIVING SPACE AND HAS THE BENEFIT OF A GARDEN WHICH MEASURES JUST SHY OF 30 FT. AN ADDED DRAW IS THE POTENTIAL TO EXTEND INTO THE SIDE RETURN, SUBJECT TO THE USUAL CONSENTS.

To the front of the property is the double reception room which measures 22 ft in length and is incredibly bright thanks to the dual aspect windows to the front and back. Wooden floors run throughout and there is plenty of space for both a comfortable seating area and large dining table, making it ideal for both everyday living and entertaining. The well-appointed kitchen is to the rear of the property and has a good range of wall and base units and fully integrated appliances. Again, this room is wonderfully bright thanks to the wrap-around windows and a glazed door which opens onto the garden. The patio garden benefits from raised borders and mature planting, which give it a good sense of privacy and offers the perfect outdoor space for living and entertaining during the summer months.

Two good-sized bedrooms, both with built-in wardrobes, are arranged over the first floor together with a family bathroom with shower over bath. An additional separate wc completes this level. Stairs lead up to the second floor and the principal suite with a walk-through wardrobe and large bathroom with both a bath and shower. Additional storage can be found in the eaves.

Ideally situated on Eversleigh Road, an attractive residential street that forms part of a popular enclave off Latchmere Road, the property is within easy reach of excellent amenities. The shops and restaurants on Battersea Park Road are close by and transport north of the river and to the City can be found on Battersea Park Road and Battersea Bridge Road. Clapham Junction provides further transport and shopping opportunities and the wide-open spaces of both Clapham Common and Battersea Park are within easy walking distance. A number of popular state and independent schools are also nearby, subject to catchment and places each year.

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



**DOUBLE RECEPTION ROOM |
KITCHEN | THREE BEDROOMS | TWO
BATHROOMS | SEPARATE WC |
LARGE GARDEN | SHAFTESBURY
ESTATE**



EVERSLEIGH ROAD, SW11
 APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 1319 SQ FT / 122.54 SQ M
 (Including Eaves Storage)
 Eaves Storage
 63 SQ FT / 5.85 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

