



 **RAMPTON  
BASELEY**

CLAPHAM ROAD, SW9 / SHARE OF FREEHOLD



## SW9 / SHARE OF FREEHOLD

**THIS EXTREMELY IMPRESSIVE TWO-BEDROOM FLAT MEASURES APPROXIMATELY 925 SQ FT AND IS ARRANGED OVER ONE LEVEL ON THE LOWER GROUND FLOOR OF THIS HANDSOME GEORGIAN CONVERSION. ONE OF THE MOST IMPRESSIVE FEATURES IS THE OPEN-PLAN KITCHEN AND RECEPTION ROOM, WHICH MEASURES JUST SHY OF 30FT IN LENGTH.**

The kitchen is beautifully finished with painted units and quartz stone worksurfaces. There are wide oak boards running from the kitchen through to the reception area, and there is ample space for entertaining.

Both bedrooms are equally well proportioned and can easily accommodate double beds, both also benefit from built-in storage. One bedroom is serviced by a shower room and the other by an en suite bathroom. There is a private patio area which is accessed via one of the bedrooms as well as the kitchen.

This stunning flat is situated inside a gated development to the rear of the main converted house. The development is situated on Clapham Road, close to Clapham North Underground and Clapham High Street Overground. The lively café and bar culture of Clapham High Street and Clapham Common is within easy walking distance, as are the open spaces of Clapham Common.

Council Tax Band: F | EPC: D | Tenure: Share of Freehold |  
Lease Length: 104 years and 6 months

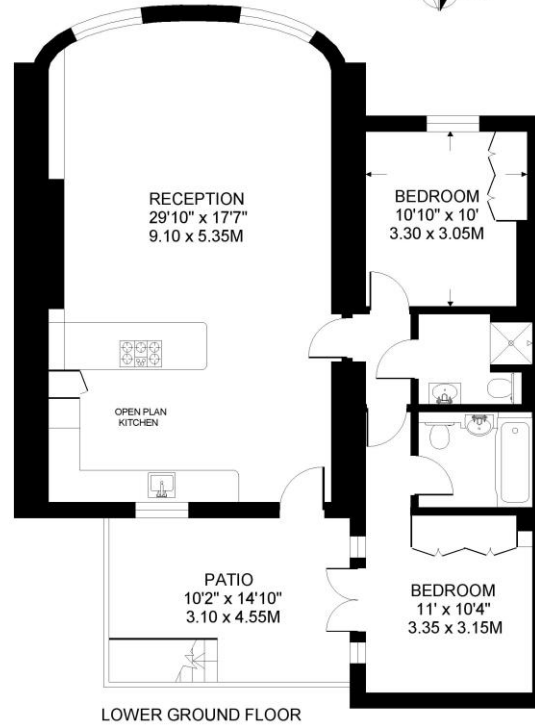


**OPEN-PLAN KITCHEN RECEPTION  
ROOM | TWO BEDROOMS | TWO  
BATHROOMS | GEORGIAN  
CONVERSION | GARDEN**





CLAPHAM ROAD  
LONDON SW4  
APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
925 SQ.FT / 85.9 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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