



**RAMPTON
BASELEY**

EVERSLEIGH ROAD, SW11 / FREEHOLD

SW11 / FREEHOLD

POSITIONED ON WHAT IS REGARDED AS ONE OF THE BEST STREETS WITHIN THE SHAFTESBURY ESTATE, IS THIS CHARMING THREE-BEDROOM HOUSE. ARRANGED OVER THE GROUND AND FIRST FLOOR, THE PROPERTY OFFERS 806 SQ FT OF BEAUTIFULLY PRESENTED LIVING SPACE, WITH A WONDERFUL GARDEN AND LIGHT INTERIOR.

Situated at the front of the property on the ground floor is an attractive open plan double reception room which boasts excellent built in storage flanking the chimney breast, stunning wood flooring and a feature fireplace. There is ample space for a sitting area and the space works well for everyday living and entertaining.

The kitchen can be found leading off the reception room and is well equipped with a range of white wall and base units with oak work tops and integrated appliances. A dining room can be found to the rear of the property with plenty of space for a comfortable dining setup, along with a separate WC. Double doors provide direct access to a patio garden which allows for the perfect outdoor space for living and entertaining during the summer months.

Situated on the upper floor there are two good sized bedrooms, with the master benefitting from fitted wardrobes. There is also a third bedroom which would be suitable for a home office/study/cot room. In addition, there is a newly renovated family bathroom with bath and overhead shower.

An added draw to this property is that it benefits from the potential to extend into the loft space and into the side return, subject to the usual consents.

Ideally situated on Eversleigh Road, an attractive residential street that forms part of a popular enclave off Latchmere Road. 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.

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



**THREE BEDROOMS |
TWO BATHROOMS | DOUBLE
RECEPTION ROOM | KITCHEN |
DINING ROOM | PATIO GARDEN**



EVERSLEIGH ROAD
BATTERSEA
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
806 SQ.FT. / 74.9 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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