



 RAMPTON
BASELEY

EVERSLEIGH ROAD, SW11 / FREEHOLD

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THIS EXTREMELY ATTRACTIVE PERIOD PROPERTY IS SITUATED IN THE HEART OF THE SHAFTESBURY ESTATE. THE HOUSE IS PRESENTED IN GOOD DECORATIVE ORDER AND HAS BEEN EXTENDED ON THE GROUND FLOOR AND INTO THE SIDE RETURN AND TO THE REAR OF THE ORIGINAL BUILDING. THERE IS ALSO SCOPE FOR FURTHER DEVELOPMENT INTO THE LOFT SPACE (SUBJECT TO THE USUAL CONSENTS).

The front door opens to small entrance hall and a second door leads to a particularly spacious reception room. The rear part of the reception room opens to the kitchen/family room which measures in excess of 20ft in length. This would be considered much larger than average for the Shaftesbury estate due to the fact that the extra-long garden allows for a bigger kitchen extension than would be typically possible.

The kitchen is well equipped with sleek units and grey stone work surfaces. There is plenty of space for entertaining as well as everyday family living and glazed concertina doors give access to an attractive patio garden that measures in excess of 24ft in length.

There are two double bedrooms situated on the first floor as well as a well-equipped family bathroom.

This attractive property is situated on Eversleigh Road which is a pretty 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.

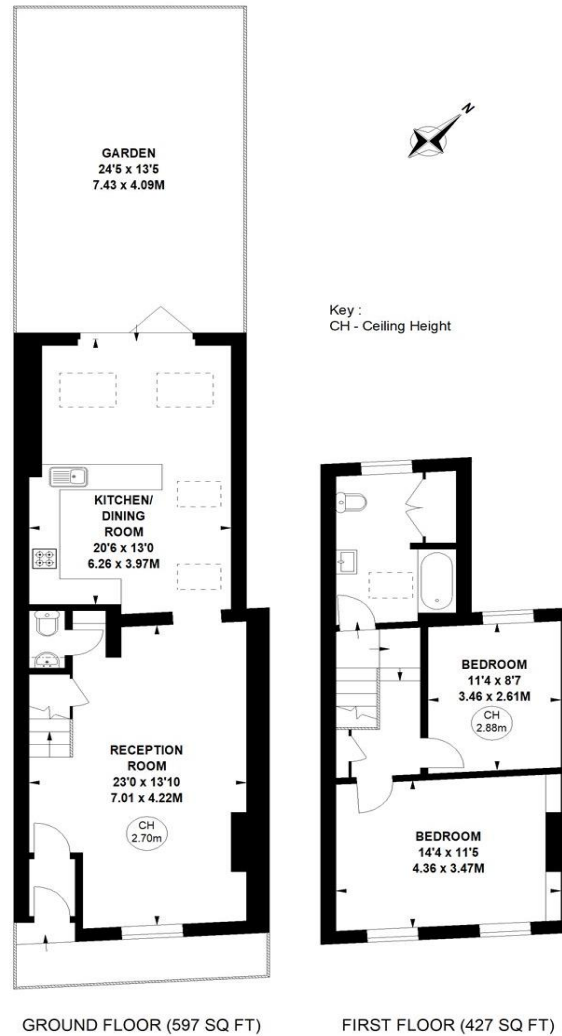
Council Tax Band: E | EPC: C | Tenure: Freehold



**TWO BEDROOMS | TWO
BATHROOMS | LARGE RECEPTION
ROOM | KITCHEN/FAMILY ROOM |
GARDEN**



EVERSLEIGH ROAD, SW11
 APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 1024 SQ FT / 95.13 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

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