



**RAMPTON  
BASELEY**

BLANDFIELD ROAD, SW12 / LEASEHOLD

# SW12 / LEASEHOLD

## A BEAUTIFULLY PRESENTED TWO BEDROOM GARDEN FLAT LOCATED IN THE HEART OF THE HIGHLY SOUGHT AFTER NIGHTINGALE TRIANGLE.

With its own front door, accommodation comprises two almost equal sized double bedrooms (one of which is currently used as a reception room) with high ceilings, attractive ceiling cornices and each with a decorative period fireplace. The reception room is to the rear, featuring an exposed brick chimney breast with integrated bar, stripped wooden floors and a glazed door opening on to the garden. This also a modern kitchen and a smart, contemporary shower room which has been recently fitted by the current owners

Of particular note is the private rear garden perfect for al-fresco dining in the warmer summer months.

Blandfield Road is an attractive residential street which runs between Nightingale Lane and Temperley Road and is perfectly located for all of the amenities of Clapham Common. A huge variety of shops, restaurants and cafes can be found in Balham, on Northcote Road and Bellevue Village, all of which are within easy reach.

Transport links can be found at Clapham South Underground station which provides quick and easy access to the City via Bank. Wandsworth Common station is also close at hand and provides access to central London via Clapham Junction and Waterloo. The area has a number of well regarded state and private schools subject to catchment and entry each year.

Council Tax Band: D | EPC: C | Tenure: Leasehold | Length of Lease: 142



**TWO BEDROOMS | ONE BATHROOM  
| KITCHEN | RECEPTION ROOM |  
GARDEN | GROUND FLOOR FLAT**



BLANDFIELD ROAD  
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

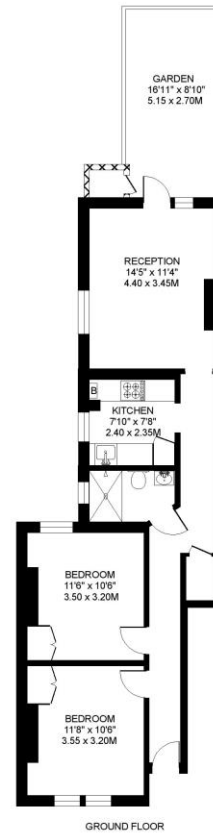
■ = 665 SQ.FT / 61.8 SQ.M.

APPROXIMATE ADDITIONAL AREAS

XXXX = 8 SQ.FT. / 0.7 SQ.M.

TOTAL AREAS SHOWN ON PLAN

673 SQ.FT. / 62.5 SQ.M.



COPYRIGHT:

FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.co.uk  
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

## 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)

