



 RAMPTON
BASELEY

BROOMWOOD ROAD, SW11 / FREEHOLD

SW11 / FREEHOLD

THIS WONDERFUL FAMILY HOME IS VERY WELL LOCATED ON A POPULAR RESIDENTIAL STREET BETWEEN THE COMMONS. THE PROPERTY IS ARRANGED OVER THREE FLOORS, MEASURING APPROXIMATELY 1,792 SQ FT PLUS A 209 SQ FT GARAGE TO CREATE A HOME IDEAL FOR MODERN FAMILY LIVING AS WELL AS ENTERTAINING.

Upon entering the hallway, you are welcomed on the left-hand side by the bright and airy reception room, which features a bay window, dwarf cupboards, and a large feature fireplace. Wooden flooring runs throughout, opening onto the dining room which hosts space for a generous dining table and leads through to the kitchen area. The kitchen comprises wooden wall and base units, integrated appliances, and a breakfast bar.

Access to the garden can be achieved from both the dining room bifold doors and also from the kitchen. The patio garden is the perfect space for al fresco dining. At the rear of the garden is a good-sized garage that can either be used for storage or off-street parking for a car. There is also potential to extend / convert the garage into studio / outhouse subject to planning permission.

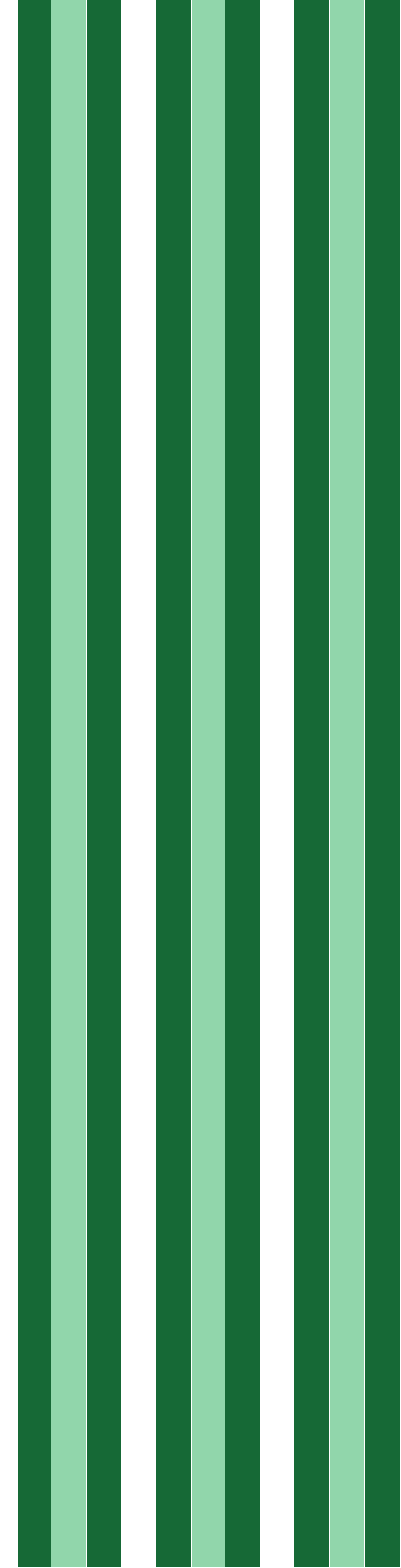




**END OF TERRACE | SITUATED BETWEEN
THE COMMONS | OPEN PLAN
RECEPTION**

**GARAGE | SIDE GARDEN ACCESS |
FOUR / FIVE BEDROOMS | EN SUITE**





SW11 / FREEHOLD

The first floor comprises two double bedrooms, both boasting built-in wardrobes. There is a further bedroom and family bathroom with a separate toilet and shower on this floor.

The second floor completes the accommodation with the principal bedroom featuring a Juliet balcony and an en suite shower room. There is also a dressing room which could alternately be used as a separate bedroom. An abundance of storage can be found in the eaves.

This excellent family house is situated on Broomwood Road towards the wide-open spaces of Clapham Common and close to Wandsworth Common. Northcote Road is within easy walking distance and there are a number of good state and independent schools nearby, subject to catchment each year. Transport links can be found at Clapham South Tube, which is approximately a ten-minute walk away, as is Clapham Junction Overground.

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



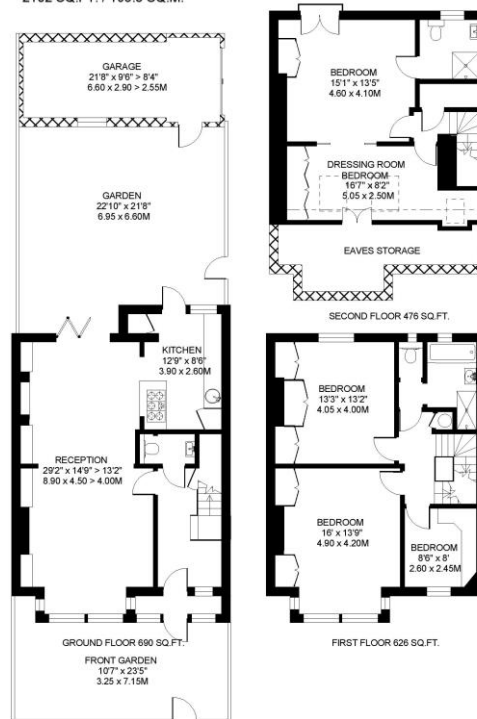
BROOMWOOD ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
= 1792 SQ.FT. / 166.5 SQ.M.

APPROXIMATE ADDITIONAL AREAS

= 310 SQ.FT. / 28.8 SQ.M.

TOTAL AREAS SHOWN ON PLAN
2102 SQ.FT. / 195.3 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
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