



## CAMBRAY ROAD / SW12

LOCATED ON A SOUGHT-AFTER RESIDENTIAL STREET, CLOSE TO TOOTING COMMON IS THIS FANTASTIC TWO-BEDROOM GROUND FLOOR GARDEN FLAT.

The property features neutral décor throughout, comprising a generously sized reception room with plenty of space for both a dining area and comfortable seating area, a well-appointed kitchen, two double bedrooms and a family bathroom with a bath and overhead shower.

A good-sized garden can also be accessed via the reception room and provides a great space for alfresco dining and entertaining.

This superb flat can be found on Cambray Road. There is a large selection of shops, bars and restaurants nearby in Balham, additionally, transport can be found close by at Balham Station offering both Overground and Underground (the Northern Line) services. The open spaces of Tooting Common are also within easy reach.

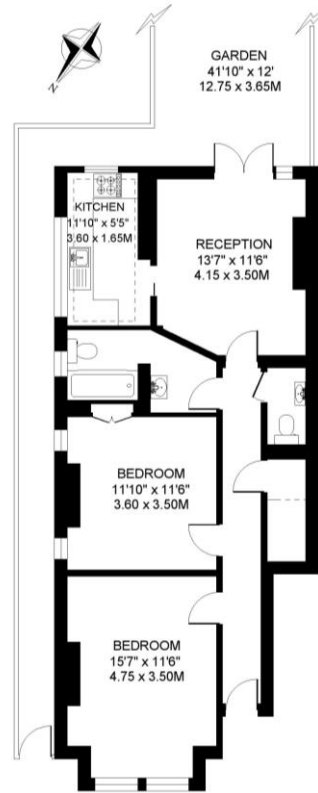
EPC Rating: C | Council Tax Band: C



TWO BEDROOMS | RECEPTION  
ROOM | KITCHEN | FAMILY  
BATHROOM | GARDEN



CAMBRAY ROAD  
LONDON SW12  
APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
766 SQ.FT / 71.2 SQ.M.



GROUND FLOOR

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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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