



**RAMPTON
BASELEY**

CLAPHAM PARK ROAD / SW4

**AN IMMACULATELY PRESENTED ONE DOUBLE BEDROOM FLAT
LOCATED ON THE FOURTH FLOOR (WITH LIFT) OF THIS MODERN
DEVELOPMENT CLOSE TO CLAPHAM COMMON.**

The accommodation comprises a spacious reception room with wood floors, a good size double bedroom, smart bathroom and a modern kitchen. The property also benefits from allocated off street parking.

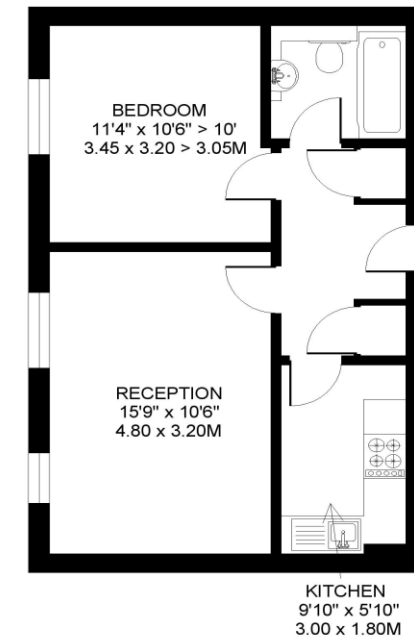
The property is ideally located a short walk to the shops, restaurants and amenities in Clapham Old Town, Clapham High Street or Abbeville Road. Transport links can be found nearby at either Clapham Common underground station or Clapham High Street Overground station.

EPC: D | Council Tax Band: D

ST PAUL'S COURT
CLAPHAM
LONDON SW4



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
466 SQ.FT / 43.3 SQ.M.



FOURTH FLOOR

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This plan is proportionately 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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