



 RAMPTON  
BASELEY

BROXASH ROAD, SW11 / FREEHOLD



## SW11 / FREEHOLD

A STUNNING THREE-BEDROOM SPLIT-LEVEL FLAT ARRANGED OVER THE FIRST AND SECOND FLOORS OF AN ATTRACTIVE VICTORIAN CONVERSION, IDEALLY LOCATED ON A POPULAR RESIDENTIAL ROAD BETWEEN THE COMMONS. THE ACCOMMODATION HAS BEEN COMPLETELY REFURBISHED TO A VERY HIGH STANDARD AND STRETCHES TO APPROXIMATELY 1,138 SQ FT. IT IS BRIGHT AND SPACIOUS THROUGHOUT WITH GOOD PROPORTIONS IN ALL THE PRINCIPAL ROOMS.

The stylish open-plan kitchen/reception room is arranged to the front of the first floor of the property and features beautiful parquet wood flooring, bespoke cabinetry and shelving and a large bay window which floods the room with light. There is plenty of space for both a dining table and comfortable seating. The stunning kitchen is to the back of the space and has an excellent range of modern Shaker-style wall and base units, a range oven, beautiful marble worksurfaces and a peninsula breakfast bar. A window overlooks the gardens to the back of the property. A double bedroom with built-in wardrobes and a family bathroom with shower over bath are also to be found on this floor.

Stairs lead up to the second floor and two further bedrooms, one of which is the luxurious principal suite with a dressing room, stylish bathroom with twin sinks and large walk-in shower, and plenty of cupboard storage in the eaves. The double bedroom to the back of this level has built-in wardrobes and is adjacent to a shower room. Good additional storage space can be found in the eaves.

Broxash Road is a popular residential street that runs off Clapham Common West Side. Clapham South Tube (Northern Line) is approximately a five-minute walk away, and the amenities of Northcote Road are a similar distance in the opposite direction. There are a number of good state and private schools nearby (subject to catchment and entrance each year) and the wide-open spaces of Clapham Common are literally at the end of the street.

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





**OPEN-PLAN KITCHEN RECEPTION  
ROOM | THREE DOUBLE BEDROOMS  
| EN SUITE SHOWER ROOM |  
DRESSING ROOM | SHOWER ROOM  
| FAMILY BATHROOM | EAVES  
STORAGE | SPLIT-LEVEL**



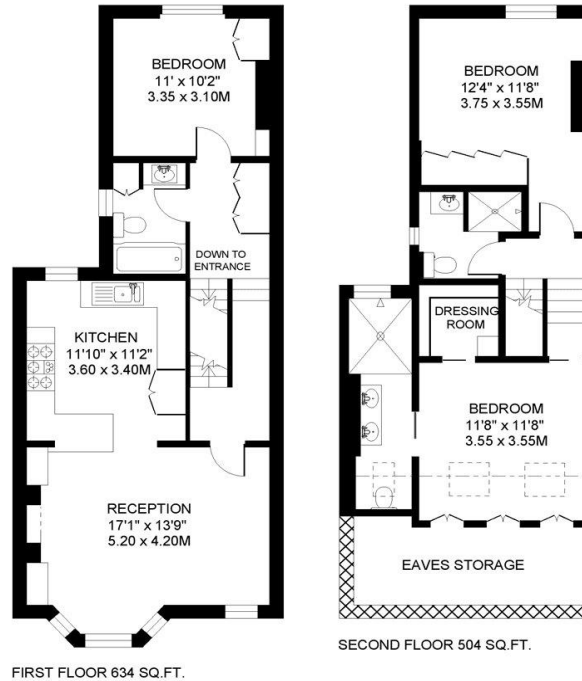


BROXASH ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 = 1138 SQ.FT / 105.7 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 = 97 SQ.FT / 9 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 1235 SQ.FT / 114.7 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 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.



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**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)

