



 **RAMPTON  
BASELEY**

KYRLE ROAD, SW11 / SHARE OF FREEHOLD

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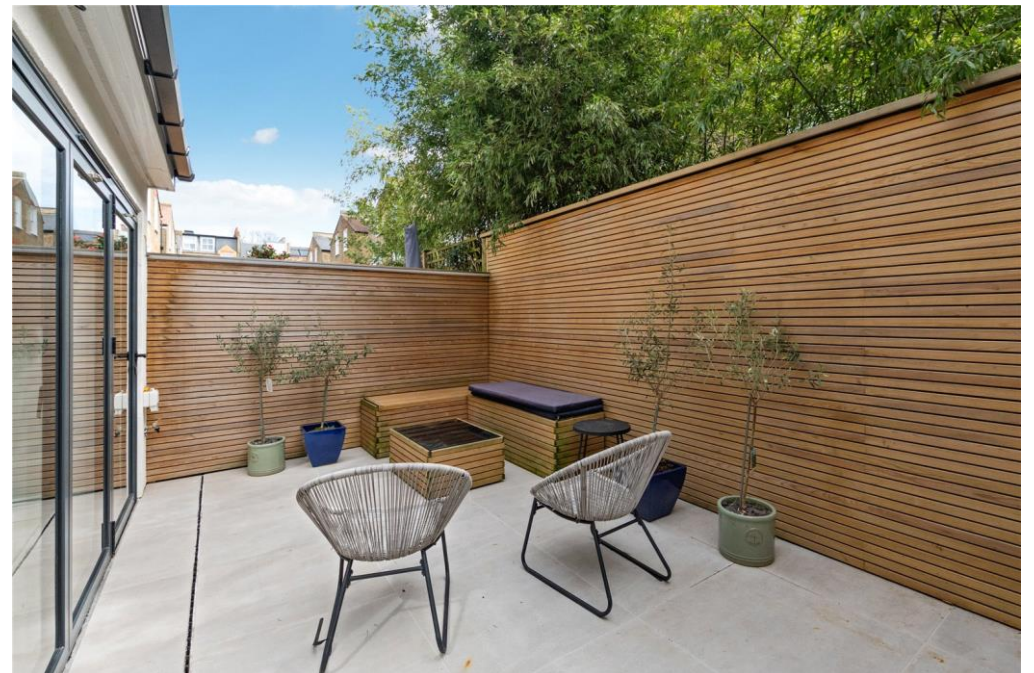
**NESTLED ON ONE OF THE MOST SOUGHT-AFTER RESIDENTIAL STREETS 'BETWEEN THE COMMONS' IS THIS CHARMING TWO-BEDROOM GARDEN FLAT. OCCUPYING THE GROUND AND LOWER GROUND FLOORS OF A CONVERTED VICTORIAN BUILDING, THIS PROPERTY BOASTS APPROXIMATELY 898 SQ FT OF LIVING SPACE.**

At the forefront of the property, are two bright and airy double bedrooms, both with wooden flooring and flooded with natural light.

Continuing through the hallway, you'll discover a contemporary family bathroom equipped with a bath and overhead shower.

A generously proportioned open-plan kitchen / reception room is situated at the rear of the property, offering ample room for both a dining area and comfortable seating area. This room is incredibly bright, illuminated by skylights and expansive bi-fold doors spanning the full width of the property. The smart kitchen features a breakfast island, both wall and base units and fully integrated appliances. Bi-fold doors open onto a well maintained patioed garden, offering an ideal setting for alfresco dining and entertaining with plenty of space for outdoor furniture.

Additional convenient storage space and a utility room can be found on the lower ground floor of this remarkable property.

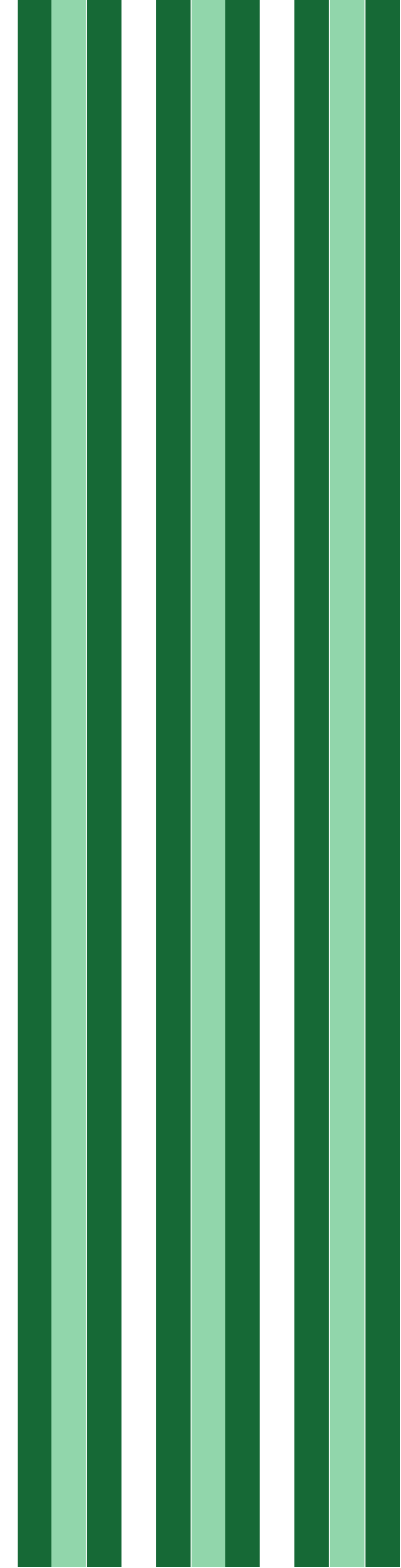




**TWO GOOD-SIZED BEDROOMS |  
CONTEMPORARY FAMILY BATHROOM**

**OPEN-PLAN KITCHEN / RECEPTION  
ROOM | UTILITY | PATIO GARDEN**





## SW11 / SHARE OF FREEHOLD

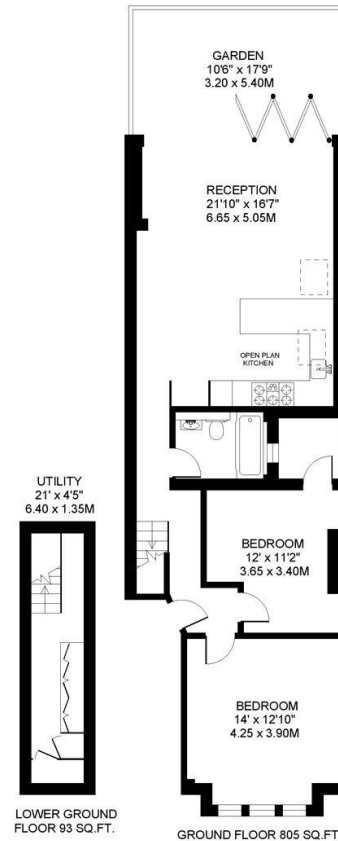
This excellent flat is situated on Kyrle Road, a residential street running directly off Clapham Common West Side in the area known as 'Between the Commons'. Transport can be found at Clapham South tube and there are a number of good state and private primary schools nearby, subject to catchment each year. The wide-open spaces of Clapham Common and the amenities of Northcote Road are also within easy walking distance.

Council Tax Band: E | EPC: C | Tenure: Share Of Freehold



KYRLE ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
898 SQ.FT / 83.4 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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