



**RAMPTON
BASELEY**

KELMSCOTT ROAD, SW11 / SHARE OF FREEHOLD

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LOCATED ON THE POPULAR KELMSCOTT ROAD BETWEEN THE COMMONS IS THIS CHARMING TWO-BEDROOM GROUND FLOOR FLAT. THIS FANTASTIC PROPERTY OFFERS APPROXIMATELY 988 SQ FT OF BEAUTIFULLY PRESENTED LIVING SPACE WITH AN IMPRESSIVE WIDTH IN EXCESS OF 25FT TO THE REAR AND ALSO BENEFITS FROM ITS OWN FRONT DOOR AND A PATIOED GARDEN.

Both bedrooms are well proportioned and can easily accommodate double beds, both also benefit from large built-in wardrobes. One bedroom is serviced by an en suite and the other by a family bathroom. The bright open-plan kitchen and reception room is situated at the rear of the property, providing plenty of space for separate dining and living space with wooden floors and large bi-fold doors which flood the room with light and provide direct access to the garden, ideal for the summer months and entertaining with an indoor/outdoor lifestyle. The kitchen itself has a good range of modern Shaker-style wall and base units, fully integrated appliances and quartz stone work surfaces.

Located between Northcote Road and Webb's Road, the many amenities of Northcote Road are practically on the doorstep of this Kelmscott Road property. An abundance of transport options can be found at Clapham Junction which is approximately a ten-minute walk. There are a number of good state and private schools just a stone's throw away (subject to catchment each year).

EPC Rating: C | Council Tax Band: D | Tenure: Share of Freehold | Length of Lease: 996 years 3 months



TWO DOUBLE BEDROOMS | TWO BATHROOMS | OWN FRONT DOOR | OPEN-PLAN KITCHEN AND RECEPTION ROOM | PATIO GARDEN





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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

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

