



**RAMPTON
BASELEY**

SISTERS AVENUE, SW11 / LEASEHOLD

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THIS FANTASTIC TWO-BEDROOM FLAT OCCUPIES THE LOWER GROUND FLOOR OF A HANDSOME VICTORIAN HOUSE ON A SOUGHT-AFTER ROAD JUST OFF CLAPHAM COMMON. THE PROPERTY OFFERS APPROXIMATELY 644 SQ FT OF CONTEMPORARY LIVING SPACE WITH PLENTY OF NATURAL LIGHT THROUGHOUT.

With its own entrance to the front of the property set back from the street behind a pretty, private courtyard garden, the flat opens to the bright and spacious open-plan kitchen reception room. High ceilings, wooden flooring and a large bay window all add to the sense of light and space. The reception area is arranged to the front with ample room for both comfortable seating and a dining table, making it ideal for everyday living and entertaining. The modern, white gloss kitchen is set to the back, with a good range of wall and base units, integrated appliances and wooden worksurfaces.

There are two good-sized bedrooms, the smaller of the two boasting an en suite shower room, and a family bathroom with shower over bath completes the accommodation. Good storage can be found in a large hallway cupboard.

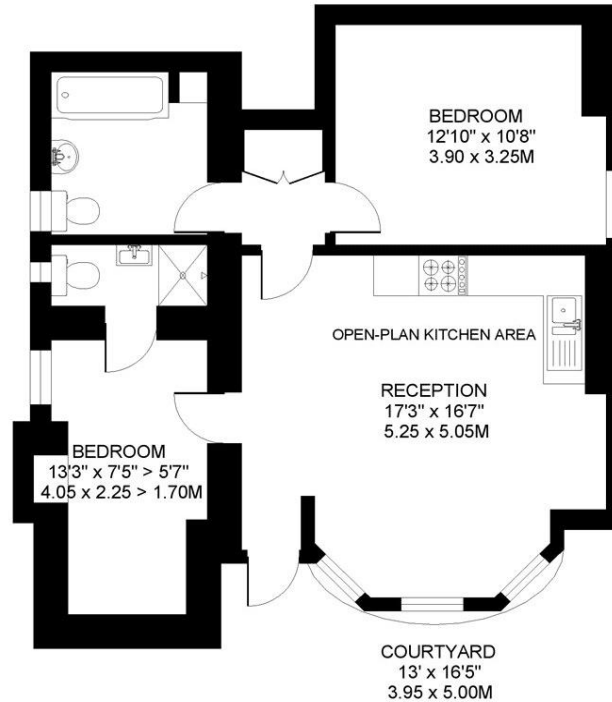
Sisters Avenue has long been considered one of the premier roads off Clapham Common Northside, a wide, tree-lined street with impressive Victorian villas. Transport can be found at Clapham Junction, approximately a ten-minute walk away, and there are plentiful shops, bars and restaurants nearby on Lavender Hill, Battersea Rise and Northcote Road.

Council Tax Band: C | EPC: D | Tenure: Leasehold (with shared ownership of freehold)



**OPEN-PLAN KITCHEN RECEPTION
ROOM | TWO BEDROOMS | EN SUITE
SHOWER ROOM | BATHROOM |
COURTYARD GARDEN**





LOWER 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.



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