



 RAMPTON
BASELEY

MYSORE ROAD, SW11 / SHARE OF FREEHOLD

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SITUATED ON THIS PEACEFUL RESIDENTIAL ROAD JUST MOMENTS FROM CLAPHAM COMMON IS THIS FANTASTIC TWO-DOUBLE BEDROOM GARDEN FLAT PRESENTED IN EXCELLENT ORDER. IT HAS BEEN EXTENDED INTO THE SIDE RETURN TO CREATE APPROXIMATELY 820 SQ FT OF LIVING SPACE IDEAL FOR EVERYDAY LIFE AND ENTERTAINING, WITH A GREAT SENSE OF LIGHT AND SPACE THROUGHOUT AND A LOVELY WEST-FACING GARDEN.

The two double bedrooms are arranged to the front of the property and both benefit from built-in wardrobes, high ceilings and wooden floors which run throughout the flat. The larger of the two boasts the large bay window and the second bedroom has a large window overlooking the internal courtyard.

The impressive open-plan kitchen reception room is arranged to the back of the flat and is wonderfully bright thanks to the rooflights and the bi-fold doors running across the full width of the property. The kitchen is to the back of the space with a good range of white contemporary wall and base units with fully integrated appliances, and a peninsula island separating the reception space. There is plenty of room for both comfortable seating and a dining table and the pretty, west-facing decked garden acts as an extension of the room, bringing the outdoors in. Surrounded by mature planting, it has a great sense of privacy. A door from the back of the reception room opens onto the internal courtyard, offering additional outside space. A bathroom with shower over bath completes the accommodation, and additional storage can be found in the cellar.

Mysore Road is a popular residential street that runs between Marjorie Grove and Lavender Hill. Transport can be found at Clapham Junction which is approximately a ten-minute walk, and numerous bus routes also serve the area, some heading over the river into Chelsea and the King's Road. There is an abundance of good shops, bars and restaurants nearby on Lavender Hill, Battersea Rise and Northcote Road. A number of popular state and independent schools are also within easy reach, subject to catchment each year.

Council Tax Band: D | EPC: D | Tenure: Share of Freehold

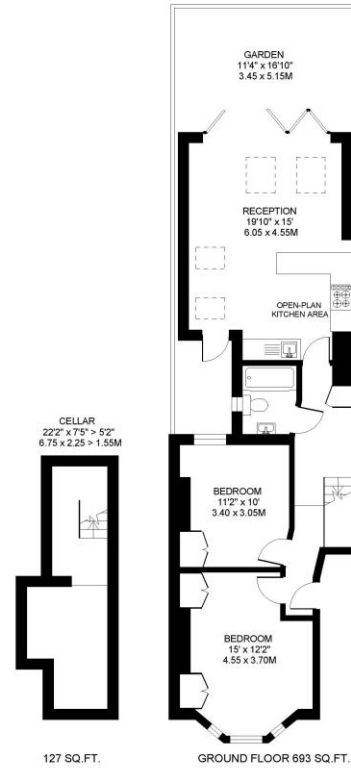


OPEN-PLAN KITCHEN RECEPTION
ROOM | TWO DOUBLE BEDROOMS |
BATHROOM | WEST-FACING
GARDEN | INTERNAL COURTYARD |
CELLAR



MYSORE ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
820 SQ.FT / 76.2 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 WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

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