



 RAMPTON  
BASELEY

ELMS ROAD, SW4 / SHARE OF FREEHOLD



## SW4 / SHARE OF FREEHOLD

**THIS FANTASTIC GROUND FLOOR STUDIO APARTMENT IS POSITIONED ON THIS SOUGHT-AFTER RESIDENTIAL STREET CLOSE TO CLAPHAM COMMON AND ABBEVILLE ROAD. THE ACCOMMODATION MEASURES APPROXIMATELY 562 SQ FT AND BOASTS SUPERB PROPORTIONS WITH INCREDIBLY HIGH CEILINGS AND AN ABUNDANCE OF NATURAL LIGHT, PLUS A GOOD-SIZED DECKED GARDEN.**

Set in a handsome Victorian house, the apartment opens into the expansive reception space measuring just shy of 20 ft in length. Wooden floors run throughout which add to the great feeling of space and light. To the front, and separated from the main reception space, is a wonderful area which benefits from the large bay window to the front and would be an ideal bedroom space. There is plenty of bespoke shelving for storage and a charming window seat in the bay. An en suite shower room with large walk-in shower is adjacent.

The kitchen is set to the back of the apartment off the reception space and has a good range of wall and base units with integrated appliances. There is ample space for a dining table and French doors open onto the pretty decked garden.

Good storage can be found in the underfloor space beneath the reception area.

Elms Road runs off Clapham Common Southside in the area known as Abbeville Village with the many shops, bars and restaurants of Abbeville Road. Transport can be found within easy walking distance at both Clapham Common and Clapham South Tube, with several bus routes passing the end of the road. The wide-open spaces of Clapham Common are just a stone's throw away.

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

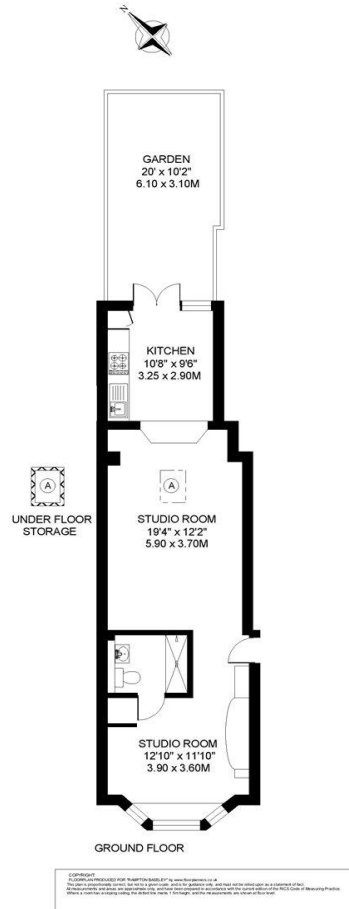


**OPEN-PLAN KITCHEN RECEPTION  
ROOM | STUDIO APARTMENT |  
SHOWER ROOM | KITCHEN |  
GARDEN | GROUND FLOOR |  
ABBEVILLE VILLAGE**





ELMS ROAD  
LONDON SW4  
APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
562 SQ.FT / 52.2 SQ.M.



**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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