



 RAMPTON
BASELEY

MALLINSON ROAD / SW11

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A BRIGHT AND SPACIOUS THREE-DOUBLE BEDROOM MAISONETTE BENEFITING FROM A FANTASTIC ROOF TERRACE.

With accommodation arranged over three floors the property comprises on the first floor an open- plan kitchen/reception room benefiting from high ceilings, large windows and wooden floors.

Also on the first floor is a home office and a smart family bathroom.

On the second floor are two good sized double bedrooms and a second study/dressing room; on the top floor is a light and airy principal bedroom with ensuite shower room. There is useful storage in the eaves.

The roof terrace has plenty of space for relaxing and outdoor dining and has open views over the church yard.

This property is ideally positioned on Mallinson Road between Northcote Road and Bolingbroke Grove. The open spaces of Wandsworth Common are at the end of the road as are the many amenities of Northcote Road.

Transport can be found at Clapham Junction which is approximately a five-to-ten-minute walk.

EPC Rating: D | Council Tax Band: D



**THREE BEDROOMS | TWO
BATHROOMS | TWO STUDY AREAS |
OPEN-PLAN KITCHEN / RECEPTION
ROOM | TERRACE**





	GROSS INTERNAL AREA (GIA) The footprint of the property 143.08 sqm / 1540.10 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 126.73 sqm / 1364.11 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 10.69 sqm / 115.07 sqft		RESTRICTED HEAD HEIGHT Limited use area under 2.1m 15.37 sqm / 165.44 sqft
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Spec: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 144.87 sqm / 1559.37 sqft
IPMS 3C RESIDENTIAL 136.07 sqm / 1466.17 sqft
spec id: 608c15d37124610dd01b66dd

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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