



**RAMPTON
BASELEY**

ENDLESHAM ROAD, SW12 / SHARE OF FREEHOLD

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IDEALLY LOCATED WITHIN THE NIGHTINGALE TRIANGLE, IS THIS WONDERFUL TWO-BEDROOM FLAT ON THE GROUND FLOOR OF A CONVERTED END OF TERRACE HOUSE. WELL PRESENTED, THE PROPERTY BENEFITS FROM A LOVELY FEELING OF NATURAL LIGHT AND SPACE THROUGHOUT, MEASURING APPROXIMATELY 834 SQ FT AND FEATURING A GARDEN WITH SIDE ACCESS.

Towards the front is an elegant reception room, boasting a large window, feature fireplace and stunning wooden flooring. A central hall leads through to the rear opening into the open plan kitchen breakfast room, the kitchen has been fitted with plenty of wall and base units, and integrated appliances. Windows provide an abundance of natural light and with space for a large dining table the room is ideal for everyday living. A pretty stable door opens out to the paved garden which measures over 34 foot long with side access.

The spacious principal bedroom features a period fireplace and window overlooking the garden. A modern bathroom with shower over bath, a second bedroom, and additional storage cupboards complete the accommodation.

Endlesham Road is in the sought-after area known as the Nightingale Triangle. Transport can be found at Clapham South or Balham with a choice of underground and overground services. The amenities of Bellevue Road, Northcote Road and Balham High Road are all within easy walking distance, as are the open spaces of Wandsworth and Clapham Common.

Please note the photographs were taken before the current tenancy.

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

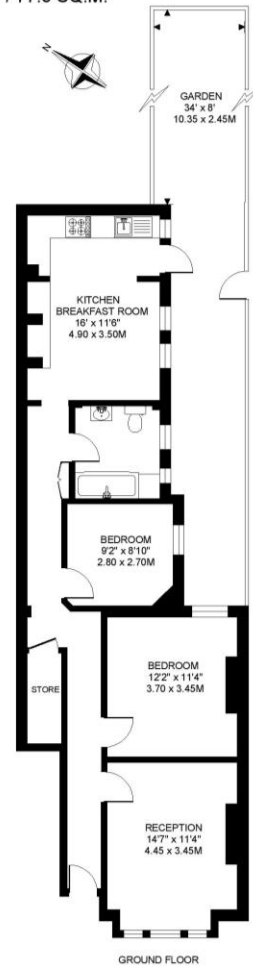


**TWO BEDROOMS | RECEPTION
ROOM | OPEN PLAN KITCHEN
BREAKFAST ROOM | MODERN
BATHROOM | STORAGE | PATIO
AND GARDEN WITH SIDE ACCESS**



ENDLESHAM ROAD
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
834 SQ.FT / 77.5 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 BS5575 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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