



**RAMPTON
BASELEY**

HARBERTON ROAD, SW12 / LEASEHOLD

A BESPOKE PERIOD CONVERSION IN THE HEART OF BALHAM, HARBERSON HOUSE IS A BEAUTIFUL EXAMPLE OF CONSIDERED, STYLISH DESIGN AND PRACTICALITY. THIS SUPERB ONE-BEDROOM APARTMENT OFFERS APPROXIMATELY 409 SQ FT OF LATERAL LIVING. LOCELIGIBLE FOR A RESIDENTS' PARKING PERMIT.

The entrance of the property opens into the fresh and contemporary kitchen living room. Thoughtful design features such as natural oak engineered flooring and recessed spotlights provide a feeling of luxury and the kitchen itself is a natural wood, modern shaker style with integrated appliances. With ample seating and dining areas, and double doors that flood the room with light and open out onto a juliet balcony, the room provides the perfect place for everyday living and entertaining.

To the rear of the property is the well-appointed double bedroom boasting period feature windows. A spacious and stylish bathroom competes this stunning home.

Harberson House is on the corner of the pretty Harberson Road, conveniently located moments away from the fantastic amenities of Balham and situated between the wonderful green, open spaces of both Tooting Bec and Wandsworth Commons. Excellent transport links can be found at Balham Overground and Underground stations.

Council Tax Band: TBC | EPC: TBC | Tenure: Leasehold | Lease Length: 999 years

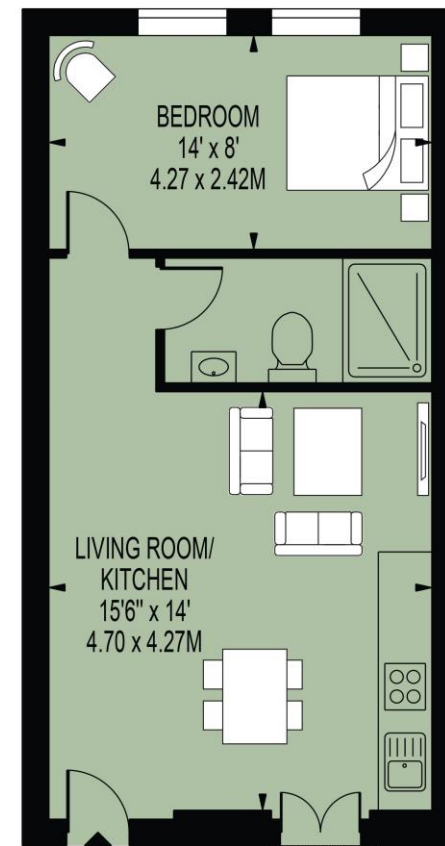
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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

HARBERSON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 409 SQ FT - 38.00 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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