



 RAMPTON  
BASELEY

HARBERTSON HOUSE, SW12 / LEASEHOLD

## SW12 / LEASEHOLD

**A BESPOKE PERIOD CONVERSION IN THE HEART OF BALHAM, HARBERSON HOUSE IS A BEAUTIFUL EXAMPLE OF CONSIDERED, STYLISH DESIGN MEETS PRACTICALITY. THIS SUPERB THREE-BEDROOM APARTMENT OFFERS APPROXIMATELY 871 SQ FT OF ACCOMMODATION, VAULTED CEILINGS AND A LOVELY TERRACE.**

The left of the entrance hallway opens into the fresh and contemporary kitchen living room. The kitchen itself is a natural wood, modern shaker style with integrated appliances and a skylight overhead. The retention of the eaves gives a wonderful sense of height and space and thoughtful design features such as natural oak engineered flooring and recessed spotlights provide a feeling of luxury. Offering the perfect place for everyday living and entertaining, there are ample seating and dining areas, and double doors that flood the room with light and open out onto an elegant balcony.

Across the hall is the beautifully appointed principal suite boasting a luxurious en suite shower room with a walk-in rainfall shower and double door out to a Juliet balcony. A spacious bathroom and two further generous double bedrooms both benefitting from large period windows, complete 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

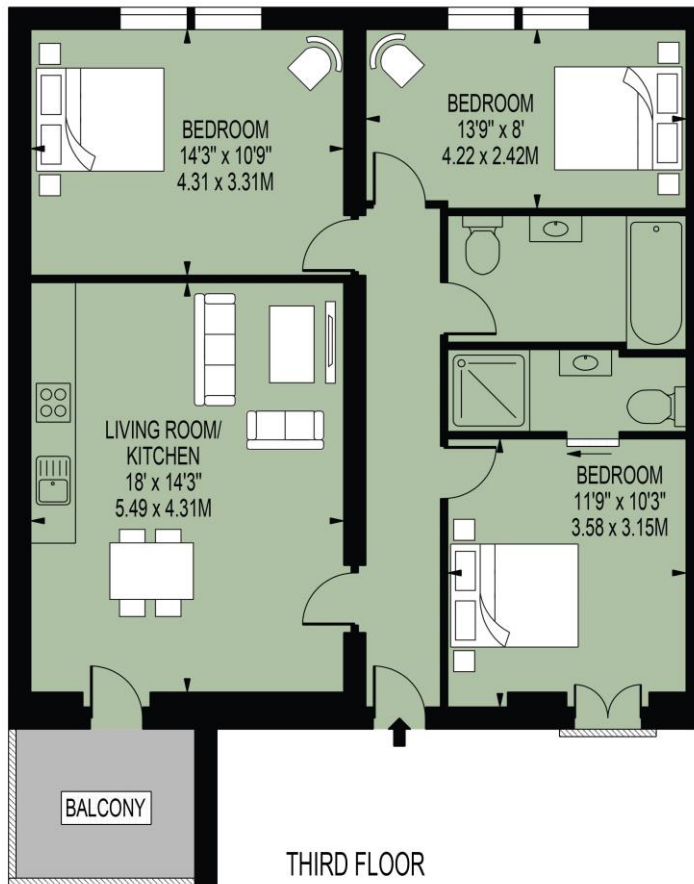


**OPEN-PLAN KITCHEN LIVING  
ROOM | THREE BEDROOMS |  
TWO BATHROOMS | BALCONY |  
BRAND-NEW**



## HARBERSON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 871 SQ FT - 80.92 SQ M



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.

**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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