



**RAMPTON  
BASELEY**

CAVENDISH ROAD, SW12 / SHARE OF FREEHOLD

# RAMPTON BASELEY

THIS EXCELLENT TWO-BEDROOM FLAT IS ARRANGED OVER THE TOP FLOOR OF VICTORIAN CONVERSION ON A POPULAR ROAD IN A SOUGHT-AFTER LOCATION. WITH APPROXIMATELY 696 SQ FT, THE FLAT HAS A LOVELY FEELING OF LIGHT AND SPACE AND HAS BEEN NEWLY REFURBISHED THROUGHOUT.

The open-plan kitchen reception room is flooded with light from the large rooflight, and the stylish wooden floors add to the contemporary and bright feel of this space. The bespoke kitchen has an excellent range of wall and base units, white marble worksurfaces and splashbacks, fully integrated appliances and a peninsula island. There is plenty of room for a both a dining table and comfortable seating, creating the perfect space for everyday living and entertaining.

The two bedrooms are accessed off the spacious hallway. The bedroom to the back of the property has excellent built-in wardrobes offering good storage space. A luxurious bathroom with both freestanding bath and walk-in shower completes the accommodation. Additional storage can be found in the substantial eaves.

This fantastic property is located on Cavendish Road. Clapham South and Balham are conveniently close by with an array of amenities and bars as well as the superb transport links with both the Northern Line and Overground providing quick and easy access into the City and West End. The green, wide-open spaces of Clapham Common are also only a short walk away.

Council Tax band: tbc | EPC: E | Tenure: Share of Freehold

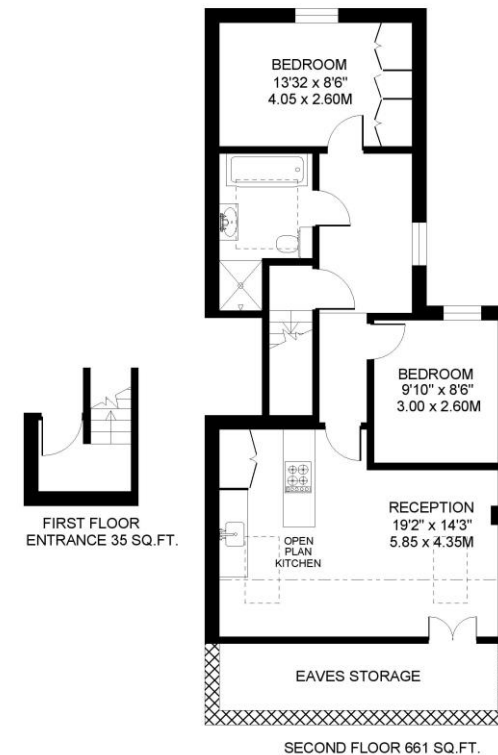
**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

CAVENDISH ROAD  
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
■■■■■ = 696 SQ.FT. / 64.6 SQ.M.  
APPROXIMATE ADDITIONAL AREAS  
XXXXX = 88 SQ.FT. / 8.2 SQ.M.  
TOTAL AREAS SHOWN ON PLAN  
784 SQ.FT. / 72.8 SQ.M.



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FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplans.co.uk  
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 RICS 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.

## RAMPTON BASELEY OFFICES

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