



 RAMPTON
BASELEY

CAVENDISH ROAD, SW12 / LEASEHOLD

SW12 / LEASEHOLD

THIS INCREDIBLE CONTEMPORARY AND WELL-PRESENTED TWO-BEDROOM FLAT IS ARRANGED OVER THE FIRST FLOOR OF A PROPERTY LOCATED A SHORT DISTANCE AWAY FROM THE CENTRE OF BALHAM. BOASTING 640 SQUARE FEET OF ACCOMMODATION, THE FLAT HAS A LOVELY FEELING OF LIGHT THROUGHOUT.

The spacious open plan kitchen reception room is to the back of the property which benefits from wooden floors and two large windows that flood the room with natural light. The kitchen is well designed with tasteful wall and base units, smart granite worksurfaces and integrated appliances. There is also room for a dining table and seating area, creating the perfect space for everyday living and entertaining.

Two bedrooms are situated down the hallway, the larger of which boasts built in wardrobes. In addition, there is a beautifully fitted shower room.

This fantastic property is located conveniently close to Balham and Clapham South, where there is an array of amenities and bars. As well as the superb transport links with the Northern Line and Overground Station, providing quick and easy access into the City and West End. The green open spaces of Tooting Bec Common are also only a short walk away.

Council Tax Band: C | EPC: C | Tenure: Leasehold | Length of Lease: 109 Years

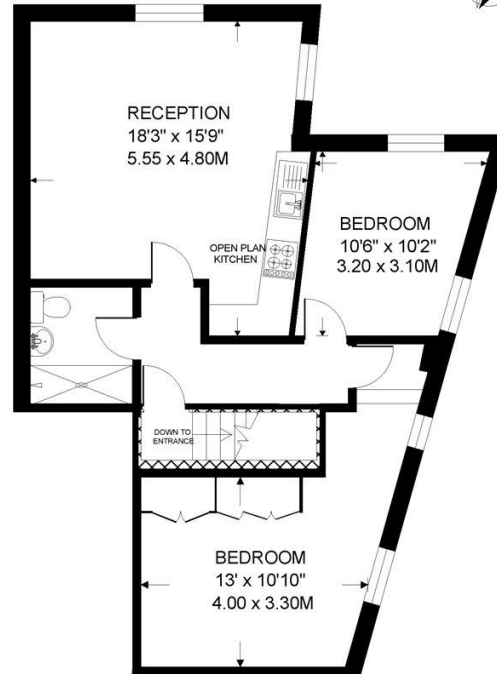


**TWO BEDROOMS | ONE
BATHROOM | OPEN PLAN
LIVING AREA | WELL PRESENTED**



CAVENDISH ROAD
BALHAM
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
640 SQ.FT / 60 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 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.

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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