



**RAMPTON
BASELEY**

CAIRNS ROAD, SW11 / SHARE OF FREEHOLD

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THIS STUNNING, TWO-BEDROOM GARDEN FLAT IS SITUATED ON A POPULAR RESIDENTIAL ROAD BETWEEN THE COMMONS. THE ACCOMMODATION MEASURES APPROXIMATELY 614 SQ FT AND IS LIGHT AND BRIGHT THROUGHOUT, WITH THE BENEFIT OF TWO DOUBLE BEDROOMS OF SIMILAR SIZE AND A LOVELY SOUTH-FACING, LANDSCAPED GARDEN.

The principal bedroom is set to the front of the flat and boasts high ceilings, an elegant feature fireplace, bespoke shelving and cabinetry and a large bay window which floods the room with light. The stylish bathroom is adjacent with shower over bath, and the second bedroom is to the other side with built-in wardrobes and a large sash window which overlooks the garden.

The expansive open-plan kitchen reception room is arranged to the back of the flat and is filled with natural light thanks to the glazed French doors which open onto the garden as well as an additional side door which leads into the courtyard to the side. The modern kitchen has a good range of wall and base units, integrated appliances, wooden worksurfaces and a large peninsula island breakfast bar. Wooden floors run throughout and there is plenty of space for a comfortable seating area to the rear in front of the pretty French doors, which give the room great character.

The striking patio garden has been landscaped to include an impressive outdoor kitchen with built-in BBQ and is surrounded by attractive fencing and mature plantings, giving it a great sense of privacy.

This fantastic flat is situated on Cairns Road, just minutes away from the amenities of Northcote Road. Transport can be found at Clapham Junction Overland, also within easy walking distance, and the wide-open spaces of both Wandsworth Common and Clapham Common are both just a short walk away.

Council Tax Band: C | EPC: D | Tenure: Share of Freehold |
Lease Length: 976 years 7 months

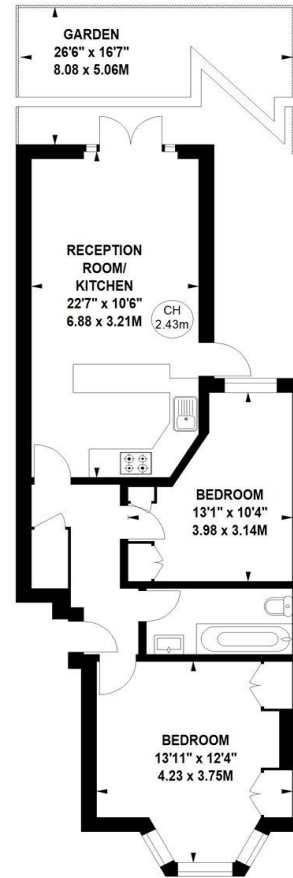


**TWO DOUBLE BEDROOMS
OPEN-PLAN KITCHEN | RECEPTION
BATHROOM | GARDEN**



CAIRNS ROAD, SW11
 APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 614 SQ FT / 57.04 SQ M

Key :
 CH - Ceiling Height



GROUND FLOOR

Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only

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

RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111
 BELLEVUE ROAD SW17 | 020 3846 0999
 BALHAM HIGH ROAD SW17 | 020 8767 7079
 GARRATT LANE SW18 | 020 8879 6205

www.ramptonbaseley.com

