



 RAMPTON  
BASELEY

TAYBRIDGE ROAD, SW11 / SHARE OF FREEHOLD



# SW11 / SHARE OF FREEHOLD

**SITUATED ON A POPULAR RESIDENTIAL STREET, MOMENTS FROM CLAPHAM COMMON, IS THIS EXCELLENT TWO-BEDROOM FLAT OFFERING APPROXIMATELY 582 SQ FT OF LIVING SPACE WITH A TREMENDOUS FEELING OF LIGHT AND SPACE THROUGHOUT. THE FLAT IS ARRANGED OVER THE FIRST FLOOR OF A VICTORIAN HOUSE AND RETAINS A NUMBER OF ORIGINAL FEATURES.**

The bright and spacious reception room is set to the front of the flat and benefits from two large sash windows, a pretty feature fireplace and bespoke shelving and cabinetry which flanks the chimney breast. The room is wonderfully bright thanks to its south-westerly aspect and the open-plan kitchen is arranged to the back of the space, with a good range of wall and base units and integrated appliances.

The two bedrooms are arranged to the back of the flat, both with built-in wardrobes, and the bedroom to the rear overlooks the gardens at the back of the terrace. A family bathroom with shower over bath sits in between the two bedrooms.

Taybridge Road is a well-regarded street in the residential area known as the Northside. Transport can be found at either Clapham Junction Overground or Clapham Common Tube. The amenities of Lavender Hill are just around the corner, and Clapham Old Town, Northcote Road and Clapham Junction are all within easy walking distance. The wide-open spaces of Clapham Common are literally at the end of the street.

Council Tax Band: D | EPC: C | Tenure: Share of Freehold



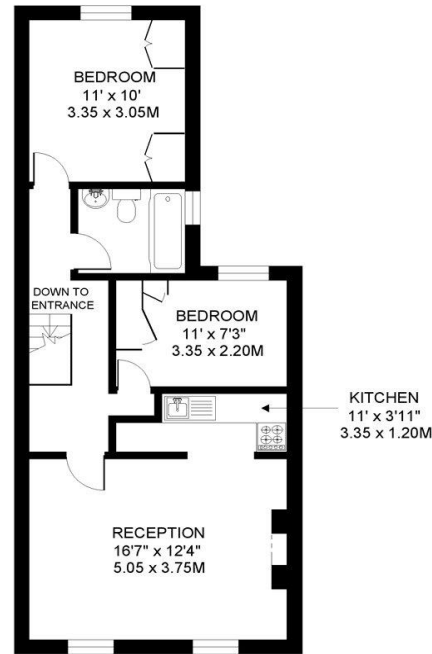
**OPEN-PLAN KITCHEN RECEPTION  
ROOM | TWO BEDROOMS |  
BATHROOM | FIRST FLOOR |  
VICTORIAN CONVERSION |  
CLAPHAM COMMON NORTHSIDE**





TAYBRIDGE ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
582 SQ.FT / 54 SQ.M.



FIRST FLOOR

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**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.



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