



**RAMPTON
BASELEY**

BROOMWOOD ROAD, SW11 / LEASEHOLD

THIS EXCELLENT TWO-BEDROOM FLAT IS POSITIONED IN THE HEART OF THE AREA KNOWN LOCALLY AS 'BETWEEN THE COMMONS', IN AN IDEAL LOCATION JUST OFF NORTHCOTE ROAD AND A STONE'S THROW FROM WANDSWORTH COMMON. ARRANGED OVER THE FIRST FLOOR OF A VICTORIAN PROPERTY, THE FLAT MEASURES APPROXIMATELY 538 SQ FT AND HAS A GOOD SENSE OF LIGHT AND SPACE. IT WOULD BE PERFECT FOR A YOUNG COUPLE, AN INDIVIDUAL OR AN INVESTOR, AND BENEFITS FROM HAVING BEEN REGULARLY REFURBISHED BY THE CURRENT OWNER AS WELL AS A VERY LONG LEASE.

The open-plan kitchen reception room is set at the front of the property with high ceilings and two large sash windows which flood the room with light with views directly down Northcote Road. The space works well for everyday living and entertaining and the kitchen is tucked to the back with a good range of wall and base units and integrated appliances.

Two bright bedrooms, both with built-in wardrobes and south-facing aspects, are arranged to the rear of the flat along with a bathroom with shower over the bath.

This fantastic flat is ideally located on Broomwood Road. The amenities of Northcote Road are literally on the doorstep and transport can be found at either Clapham Junction or Wandsworth Common Overland, or Clapham South Tube on the Northern Line. In addition, the wide-open spaces of both Wandsworth Common and Clapham Common are just a short walk away.

Council Tax Band: B | EPC: C | Tenure: Leasehold | Length of Lease: 163 Years

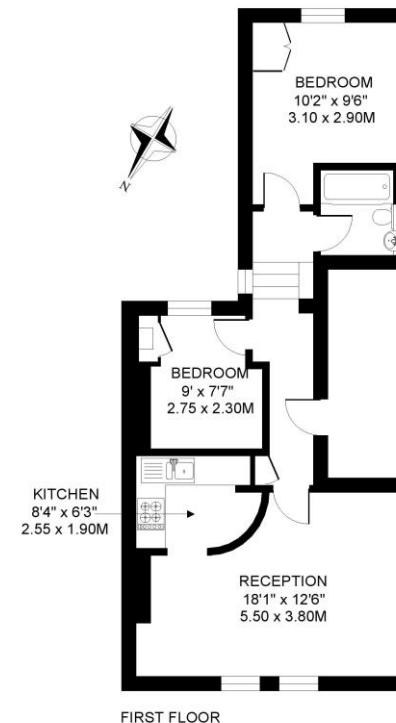
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

BROOMWOOD ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
538 SQ.FT / 50 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.

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