



**RAMPTON
BASELEY**

ALFRISTON ROAD, SW11 / LEASEHOLD

LOCATED IN THE HEART OF THE POPULAR RESIDENTIAL AREA KNOWN AS 'BETWEEN THE COMMONS' IS THIS CONVERTED FIRST FLOOR TWO-BEDROOM FLAT. THE BRIGHT AND AIRY ACCOMMODATION IS ARRANGED OVER ONE LEVEL WITH GOOD VICTORIAN PROPORTIONS.

There is an open-plan kitchen reception room towards the front of the building with an attractive kitchen that boasts granite worksurfaces and integrated appliances. There are two bedrooms, the larger of which benefits from an en suite shower room and direct access to a roof terrace. The second bedroom is serviced by an adjacent bathroom.

The property is located on Alfriston Road, towards the junction of Broomwood Road. Northcote Road is within easy walking distance with its superb selection of shops, bars and restaurants. Transport can be found at either Clapham South Underground on the Northern Line or Clapham Junction Overland. In addition, the wide-open spaces of Clapham Common are within easy walking distance.

Council Tax Band: D | EPC: C | Tenure: Leasehold | Length of Tenure: 84 years 11 months

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

ALFRISTON ROAD
BATTERSEA
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
576 SQ.FT. / 53.5 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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