



 RAMPTON
BASELEY

RAMSDEN ROAD, SW12 / LEASEHOLD

SW12 / LEASEHOLD

A TRULY EXCEPTIONAL, NEWLY REFURBISHED SPLIT LEVEL GARDEN MAISONETTE IN THE HEART OF THE NIGHTINGALE TRIANGLE.

Arranged over the ground floor of an attractive Victorian townhouse and offering over 1,050 sq ft of beautifully presented accommodation comprising, a bright, airy 24 ft reception room, lit from above by five large roof lights, with panelled walls, large format tiled floors and full width Crittal style doors leading to the garden and flooding the room with natural light. The smart open-plan kitchen features integrated appliances, quartz work surfaces, a breakfast bar and there is plenty of room to sit, eat and entertain.

There are two generous double bedrooms, both with fitted storage, including a lovely principal bedroom with a smart, contemporary en-suite shower room, a second bedroom which opens on to a pretty courtyard and a very useful study or occasional single bedroom. Stairs lead down to a vast family bathroom on the lower level, with a contemporary style free standing bath, separate glass enclosed shower, twin basins set in to a vanity unit and utility cupboard.

Of particular note is the wonderful 31' garden, mainly laid to lawn and with a large, paved patio area, ideal for al-fresco entertaining in the warmer summer months.

This impressive property is positioned on Ramsden Road towards the junction of Nightingale Lane in the sought-after area known as the Nightingale Triangle. Transport can be found at Clapham South or Balham with a choice of Underground or Overground services. There is a fantastic choice of private and state schools nearby, subject to catchment and entrance each year and the amenities of Bellevue Road and Northcote Road are within easy walking distance, as are the open spaces of Wandsworth Common.

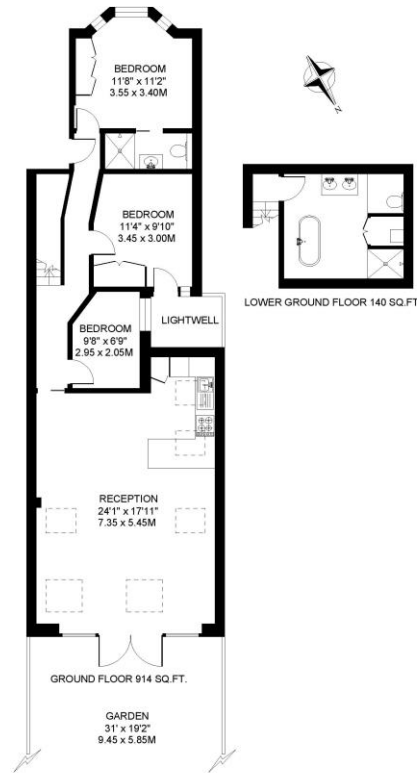
Council Tax Band: D | EPC: D | Tenure: Leasehold



**TWO BEDROOMS | STUDY/BEDROOM
THREE | TWO
BATHROOMS | RECEPTION
ROOM | OPEN-PLAN**



RAMSDEN ROAD
LONDON SW12
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
1054 SQ.FT / 97.9 SQ.M.



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This plan is a preliminary drawing and not a final plan. It is for guidance only and should not be relied upon as a substitute for a detailed survey.
All measurements are approximate and subject to change. Dimensions are given in feet and inches and in meters and centimeters.
Where a room has a sloping ceiling, the ceiling height is given in feet and inches and the measurements are shown at their best.

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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