



 RAMPTON
BASELEY

RAMSDEN ROAD, SW12 / LEASEHOLD

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A SUPERB, NEWLY REFURBISHED SPLIT LEVEL UPPER MAISONETTE OFFERING ALMOST 1,200 SQ FT OF BEAUTIFULLY PRESENTED ACCOMMODATION IN THE HEART OF THE NIGHTINGALE TRIANGLE.

Arranged over the top two floors of an attractive Victorian townhouse accommodation comprises a stunning, split level living space arranged over the entire top floor, featuring herringbone oak floors, a smart open-plan kitchen with integrated appliances, quartz surfaces, a breakfast bar and dining area with plenty of room for entertaining. Steps lead up to a huge, 22 ft reception room which is flooded with natural light by a number of roof lights. There is also access to eaves storage.

There are three generous double bedrooms on the lower floor, all with fitted storage, including a lovely principal bedroom with a smart, contemporary en-suite shower room, together with a further family bathroom.

Conveniently location 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.

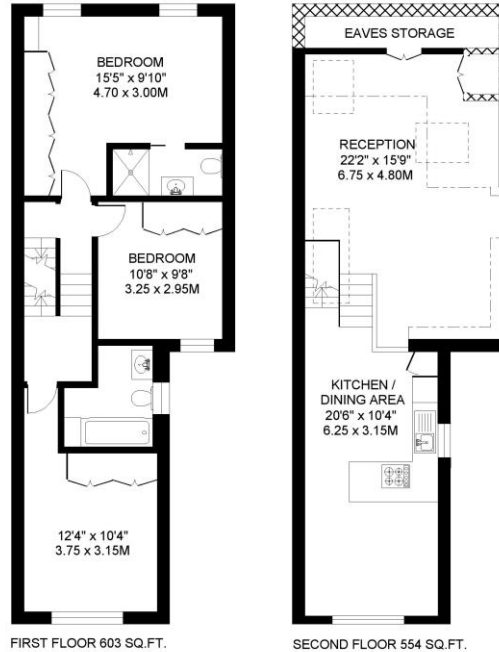
Council Tax Band: D | EPC: D | Tenure: Leasehold



THREE BEDROOMS | RECEPTION ROOM | OPEN-PLAN KITCHEN | TWO BATHROOMS



RAMSDEN ROAD
LONDON SW12
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1157 SQ.FT / 107.5 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 = 44 SQ.FT / 4.1 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 1201 SQ.FT / 111.6 SQ.M.



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 This plan is an approximate outline. It is not to be used as a substitute for a detailed survey.
 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 highest line marks 2.5m height, and the measurements are shown at floor level.

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

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