



 RAMPTON  
BASELEY

DINSMORE ROAD, SW12 / LEASEHOLD

## SW12 / LEASEHOLD

**THIS STUNNING THREE-BEDROOM SPLIT LEVEL FLAT IS ARRANGED OVER THE FIRST AND SECOND FLOOR OF A VICTORIAN CONVERSION MEASURING APPROXIMATELY 1125 SQ FT. THE PROPERTY IS EXTREMELY WELL PRESENTED THROUGHOUT HAVING RECENTLY BEEN REFURBISHED AND BENEFITS FROM A SOUTH FACING ROOF TERRACE.**

On the first floor there are three double bedrooms, one benefitting from a stylish ensuite with shower and the other two benefitting from fitted wardrobes. There is also a larger family bathroom with a bath and walk-in shower.

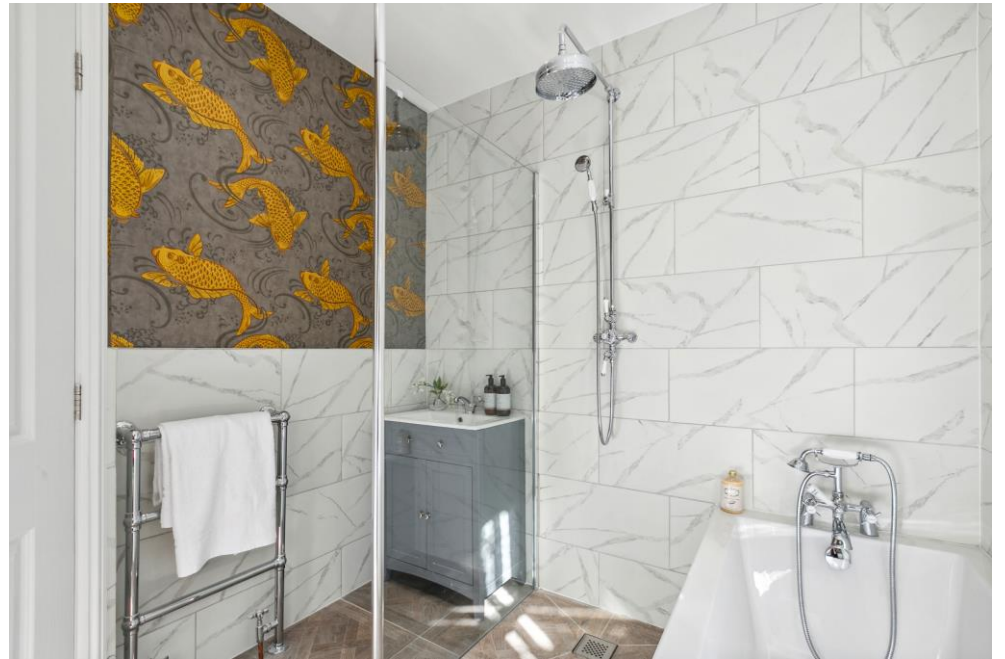
The spacious kitchen reception room is found on the second floor and is wonderfully bright thanks to the roof lights. The kitchen itself has a good range of contemporary wall and base units with fully integrated appliances, white quartz worksurfaces and an island/breakfast bar. There is plenty of space for comfortable seating in the kitchen and the pretty roof terrace acts as an extension of the inside space, making it ideal for al fresco eating and entertaining. On this floor there a further reception room with direct access onto the roof terrace.

This fantastic property is located on Dinsmore Road, a quiet, residential road running between Balham High Road and Cavendish Road. Clapham South and Balham are conveniently close by with an array of amenities and bars as well as the superb transport links of the Northern Line and Overground providing quick and easy access into the City and West End. The wide-open spaces of Clapham Common are also within easy walking distance.

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




**KITCHEN RECEPTION ROOM |  
FOUR DOUBLE BEDROOMS |  
TWO BATHROOMS | RECENTLY  
REFURBISHED | ROOF TERRACE**

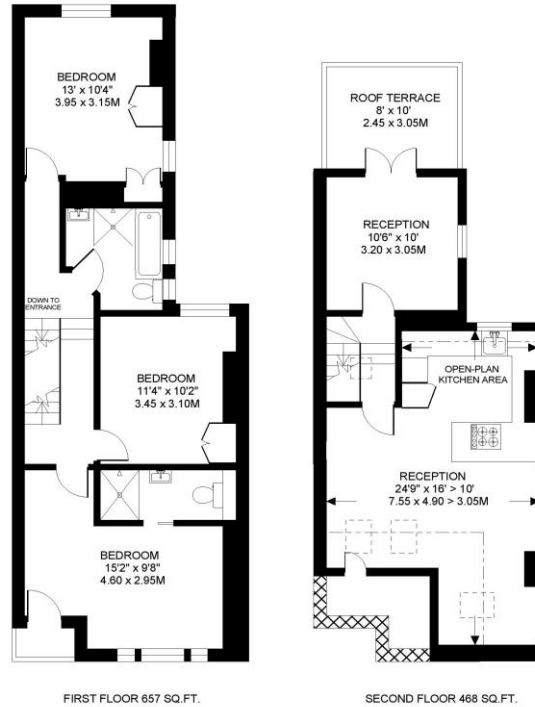


DINSMORE ROAD  
BALHAM  
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 = 1125 SQ.FT / 104.5 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 = 33 SQ.FT. / 3.1 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
1158 SQ.FT. / 107.6 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.

**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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