



**RAMPTON
BASELEY**

ALFRISTON ROAD, SW11 / LEASEHOLD

SITUATED ON THE GROUND FLOOR OF THIS CONVERTED VICTORIAN BUILDING SET 'BETWEEN THE COMMONS' AND CLOSE TO CLAPHAM COMMON, IS THIS TWO-BEDROOM GARDEN FLAT.

The accommodation is presented in good decorative order with a spacious open-plan kitchen reception room to the rear with sliding doors which open out onto the patio garden. There are two bedrooms, both of which can accommodate double beds.

The flat has a good amount of built-in storage and an attractive bathroom. One of the huge draws to this property is the private, patioed garden which also has the benefit of side access (extremely useful for cyclists).

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 (Northern Line) or Clapham Junction Overland. In addition, the wide-open spaces of Clapham Common are within easy walking distance.

Council Tax Band: E | EPC: tbc | 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



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This plan is approximately 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 BS5521 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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