



 RAMPTON  
BASELEY

GASKARTH ROAD / SW12



# GASKARTH ROAD / SW12

**A STUNNING TWO DOUBLE BEDROOM PROPERTY, CONVENIENTLY MOMENTS AWAY FROM CLAPHAM SOUTH.**

This lovely home attracts an abundance of natural light and is an attractive home for a couple or small family.

The property comprises of a spacious reception room, fitted kitchen, and a lovely family bathroom with patterned tiles. Two commodious double bedrooms available unfurnished.

Gaskarth Road is an attractive tree lined road with the local amenities of Abbeville Village and Clapham South just a few minutes' away. Transport can be found at Clapham South underground station, which offers quick access into the city on the Northern Line. There are also a number of excellent schools within walking distance, together with the wide-open spaces of Clapham Common which can be found close by.

EPC Rating: C | Council Tax Band: D



**TWO DOUBLE BEDROOMS |  
SPACIOUS RECEPTION AREA | FITTED  
KITCHEN | FAMILY BATHROOM |  
UNFURNISHED**



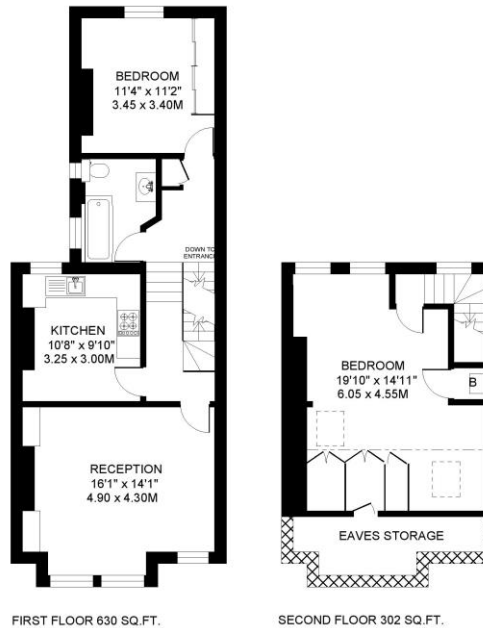


GASKARTH ROAD  
LONDON SW12

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
 = 932 SQ.FT / 86.6 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 = 64 SQ.FT. / 5.9 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 996 SQ.FT. / 92.5 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 sizes 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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