



## BELMONT CLOSE / SW4

**A VERY PRETTY TWO BEDROOMED PERIOD COTTAGE WITH A LOVELY GARDEN, CONVENIENTLY LOCATED JUST OFF GRAFTON SQUARE.**

Neutrally decorated and well-presented throughout the property comprises on the ground floor a spacious open-plan kitchen/reception room with doors opening onto a garden laid to lawn and with a decked seating area, also on the ground floor is a second reception room/home office.

Upstairs are 2 good sized double bedrooms and a family bathroom.


Belmont Close is located less than 10 minutes walking distance to Clapham Common underground station and moments from the green open spaces of Clapham Common and the shops and amenities of Clapham High Street.



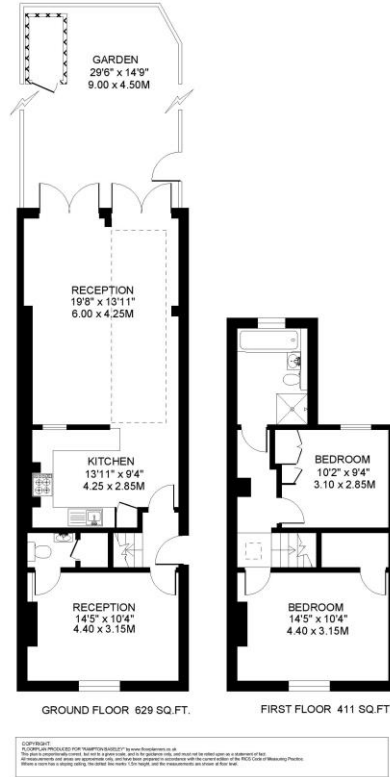
**TWO DOUBLE BEDROOMS | OPEN-  
PLAN KITCHEN/RECEPTION ROOM |  
RECEPTION ROOM/STUDY |  
BATHROOM | SOUTHWEST GARDEN |  
UNFURNISHED**



BELMONT CLOSE  
CLAPHAM  
LONDON SW4



APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 = 1040 SQ.FT / 96.6 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 XXXX = 20 SQ.FT. / 1.8 SQ.M.  
 TOTAL AREAS SHOWN ON PLAN  
 1060 SQ.FT. / 98.4 SQ.M.



**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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