



 RAMPTON  
BASELEY

THURLEIGH ROAD, SW12 / SHARE OF  
FREEHOLD

## SW12 / SHARE OF FREEHOLD

**THIS CHARMING, SEMI-DETACHED ONE-BEDROOM FLAT IS LOCATED ON ONE OF THE MOST SOUGHT-AFTER ROADS BETWEEN THE COMMONS. ARRANGED OVER THE GROUND FLOOR OF AN IMPRESSIVE VICTORIAN BUILDING AND MEASURING APPROXIMATELY 405 SQ FT, BENEFITTING FROM A PRIVATE FRONT GARDEN. THE FLAT IS BRIGHT AND AIRY THROUGHOUT WITH RECENTLY REFRESHED NEUTRAL DECORATION.**

The open-plan kitchen reception room is set at the front of the flat and benefits from high ceilings and a large bay window which floods the room with light. The kitchen itself has a good range of white gloss wall and base units with integrated appliances and a peninsula island, creating a good separation between the kitchen and reception space.

The double bedroom is at the rear of the flat with excellent built-in wardrobes and glazed French doors. Adjacent to the bedroom is a bathroom featuring a bath with overhead shower, completing the accommodation.

This excellent flat is located on Thurleigh Road close to the open spaces of Wandsworth Common, and the amenities of both Northcote Road and Bellevue Road are within easy walking distance. Transport can be found at Wandsworth Common and Clapham Junction Overland, and Clapham South Underground is also within easy reach.

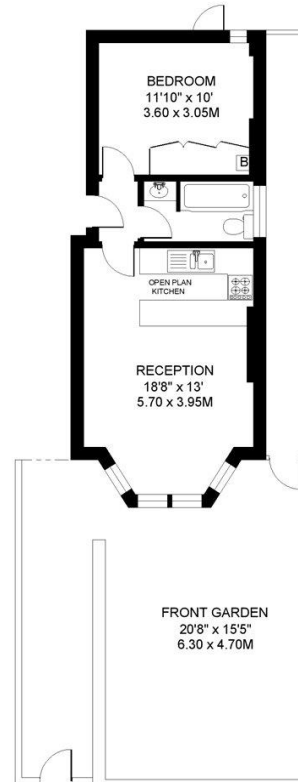
Council Tax Band: C | EPC: D | Tenure: Share of Freehold



**OPEN-PLAN KITCHEN RECEPTION  
ROOM | DOUBLE BEDROOM |  
BATHROOM | FRONT GARDEN**



THURLEIGH ROAD  
LONDON SW12  
APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
405 SQ.FT / 37.6 SQ.M.



GROUND FLOOR

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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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