



 RAMPTON  
BASELEY

TREGARVON ROAD, SW11 / LEASEHOLD



# SW11 / LEASEHOLD

**THIS STUNNING 2-BEDROOM FLAT OCCUPIES THE GROUND FLOOR OF AN ATTRACTIVE VICTORIAN CONVERSION AND MEASURES APPROXIMATELY 626 SQ FT. LOCATED ON A QUIET STREET IN THE AREA KNOWN AS 'THE NORTHSIDE' JUST OFF CLAPHAM COMMON, THIS PROPERTY IS BEAUTIFULLY FINISHED AND HAS A GREAT SENSE OF LIGHT AND SPACE THROUGHOUT.**

Arranged to the back of the flat, the spacious open-plan kitchen breakfast room is wonderfully bright thanks to the rooflights and bi-fold doors which run across the full width of the back of the property. The white contemporary kitchen has plenty of wall and base units, fully integrated appliances and stone quartz worksurfaces. There is plenty of room for both a dining table and comfortable seating, ideal for modern day living and entertaining. The doors open onto the pretty patio garden, bringing the outside in and perfect for al fresco eating during the warmer months.

The two double bedrooms are to the front of the property, both with high ceilings and lovely wooden floors, and the larger of the two benefits from the large bay window and an attractive feature fireplace. Both bedrooms have excellent built-in wardrobes and a contemporary bathroom with shower over bath completes the accommodation.

Additional storage space can be found in the substantial cellar.

Ideally situated just off Clapham Common Northside, this property offers close proximity to the many amenities in the area including Lavender Hill and Northcote Road and is within a 15-minute walk of both Clapham Junction Overland and Clapham Common Tube (Northern Line). The wide-open spaces of Clapham Common are literally at the end of the street.

Council Tax Band: D | EPC: C | Tenure: Leasehold | Length of Lease: 174 years



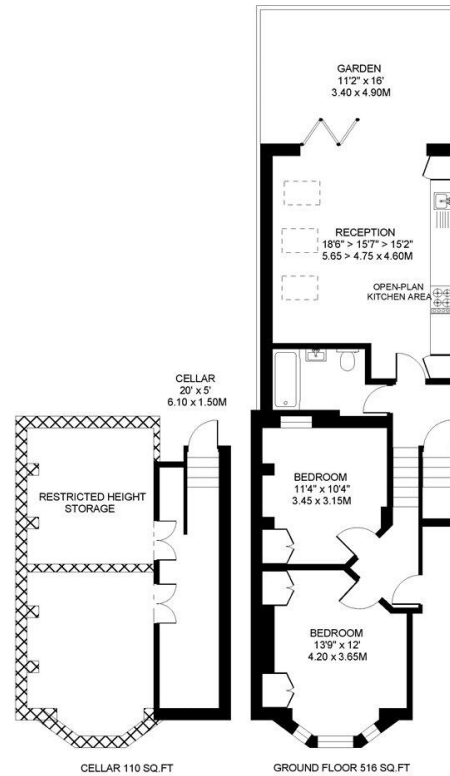
**OPEN-PLAN KITCHEN BREAKFAST  
ROOM | TWO DOUBLE BEDROOMS |  
BATHROOM | GARDEN | CELLAR**





TREGARVON ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
 = 626 SQ.FT / 58.2 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 = 258 SQ.FT. / 24.0 SQ.M.  
 TOTAL AREAS SHOWN ON PLAN  
 884 SQ.FT. / 82.1 SQ.M.



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 FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.co.uk  
 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

## RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111  
 BELLEVUE ROAD SW17 | 020 3846 0999  
 BALHAM HIGH ROAD SW17 | 020 8767 7079  
 GARRATT LANE SW18 | 020 8879 6205

[www.ramptonbaseley.com](http://www.ramptonbaseley.com)

