



**RAMPTON  
BASELEY**

AIREDALE ROAD, SW12 / SHARE OF FREEHOLD

# SW12 / SHARE OF FREEHOLD

**A SUPERB THREE-BEDROOM MAISONETTE ARRANGED OVER THE UPPER TWO FLOORS OF AN ATTRACTIVE VICTORIAN HOUSE, OFFERING OVER 1,300 SQ FT OF BEAUTIFULLY PRESENTED ACCOMMODATION IN THE NIGHTINGALE TRIANGLE.**

Having been improved by the current owners in recent years, the property is presented in excellent decorative order throughout and has a great sense of light and space.

There is an elegant and particularly spacious bay fronted reception room on the first floor, which benefits from wooden flooring, a feature fireplace and is flooded with natural light by four large sash windows. The kitchen/breakfast room has been recently refurbished and is finished with a sleek contemporary kitchen with integrated appliances and plenty of room to sit and eat. There is also a generous double bedroom with a smart modern shower room adjacent on this floor.

The principal bedroom is located on the top floor to the front of the property, skylights flood the room with sunlight and there is the potential to add an en-suite bathroom and roof terrace, subject to obtaining the usual consents. A third double bedroom, family bathroom (with separate WC) completes the top floor accommodation. Furthermore, additional storage space can be found in the eaves.

Airedale Road is situated in a popular residential area known locally as 'Nightingale Triangle'. Transport can be found at either Wandsworth Common station or Clapham South Underground providing quick and convenient to central London via Clapham Junction and Victoria and also to the City via Bank. The amenities of Northcote Road and Bellevue Road are a short walk away, as are the open spaces of Wandsworth Common. There is an excellent selection of private and state schools nearby, subject to catchment and entrance each year.

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





**MAISONETTE | THREE DOUBLE  
BEDROOMS | RECEPTION ROOM |  
KITCHEN BREAKFAST ROOM |  
FAMILY BATHROOM | SHOWER  
ROOM | UTILITY ROOM**





AIREDALE ROAD  
BALHAM  
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 = 1312 SQ.FT. / 121.9 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 = 192 SQ.FT. / 17.8 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
1504 SQ.FT. / 139.7 SQ.M.



FIRST FLOOR 752 SQ.FT.

SECOND FLOOR 560 SQ.FT.

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 FLOOR PLAN PROVIDED FOR "RAMPTON BASELEY" by www.ramptonbaseley.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 BS5393 Code of Measuring Practice.  
 Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are taken 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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