



**RAMPTON
BASELEY**

MUNCASTER ROAD / SW11

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A BEAUTIFUL FOUR BEDROOM, EDWARDIAN STYLE HOUSE CLOSE TO CLAPHAM COMMON OFFERED ON AN UNFURNISHED BASIS.

A beautiful four-bedroom, Edwardian style house close to Clapham Common offered on an unfurnished basis.

The house has a lovely double reception room with dark wood floors, which is currently laid out as a living room and dining room. The kitchen/breakfast room opens straight out onto the part decked, part astro turf garden. There is also a utility room and downstairs loo.

On the first floor there are two double bedrooms and a small bedroom/study, smart bathroom with overhead shower and on the top floor is a huge attic bedroom and a smart shower room and a separate study/storage room.

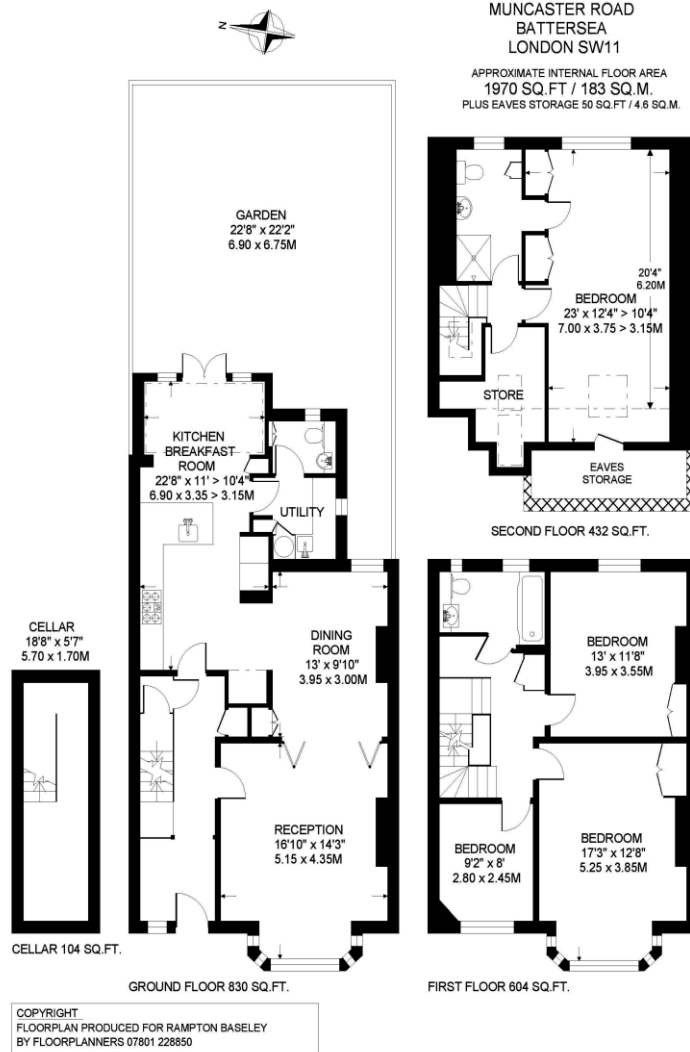
This property is on the section of Muncaster Road between Clapham Common Westside and Wakehurst Road. The amenities of Northcote Road are approximately a 5-10 minute walk and transport can be found at Clapham Junction overland or Clapham South tube.

EPC Rating: D | Council Tax Band: G



**FOUR BEDROOMS | DOUBLE
RECEPTION ROOM |
KITCHEN/BREAKFAST ROOM |
BATHROOM | SHOWER ROOM |
DOWNSTAIRS LOO | STUDY |
DECKED AND ASTRO TURF GARDEN |
UNFURNISHED**





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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