



 RAMPTON
BASELEY

ELAND ROAD, SW11 / LEASEHOLD

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POSITIONED ON A POPULAR RESIDENTIAL STREET, THIS SUPERB TWO-BEDROOM GARDEN FLAT IS ARRANGED OVER THE GROUND FLOOR OF A CONVERTED VICTORIAN HOUSE. THE ACCOMMODATION IS PRESENTED IN GOOD DECORATIVE ORDER WITH A GREAT FEELING OF LIGHT AND SPACE.

The well-proportioned reception is located at the front of the charming flat and benefits from a pretty bay window and a feature fireplace. The reception room can also be made into a beautiful double bedroom. At the rear of the property is the light and spacious open-plan kitchen and breakfast room. There is plenty of space for entertaining as well as everyday family living. Large sliding doors open onto the fantastic garden which measures approximately 38 feet in length and has both patioed and grassed areas.

A double bedroom can be found in the centre of the flat and benefits from generous amounts of built-in storage and a feature fireplace. A family bathroom with a walk-in shower completes the accommodation.

The flat is ideally positioned on Eland Road which is a popular residential in the area. The amenities of Northcote Road and Clapham Common are a short walk away, as are the transport links from Clapham Junction.

Council Tax Band: D | EPC: C | Tenure: Leasehold

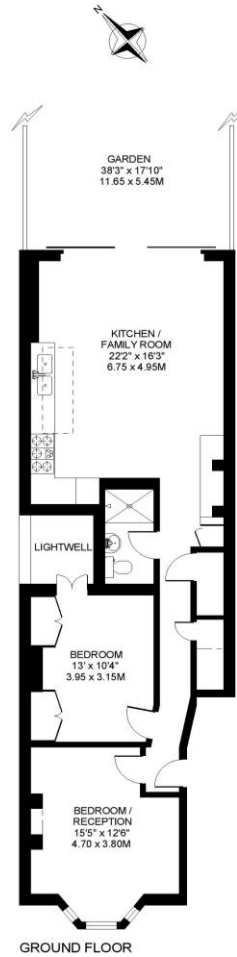


**ONE/TWO DOUBLE BEDROOMS |
OPEN-PLAN KITCHEN AND
RECEPTION | BATHROOM | LARGE
GARDEN**



ELAND ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
809 SQ.FT / 75.2 SQ.M.



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This plan is proportionally correct, but not to given scale, and is for guidance only, and must not be relied upon as a statement of fact.
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 dashed line marks 1.0m height, and the measurements are shown at four levels.

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.



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