



 RAMPTON
BASELEY

GARFIELD ROAD, SW11 / SHARE OF FREEHOLD

SW11 / SHARE OF FREEHOLD

THIS EXCELLENT THREE-BEDROOM SPLIT-LEVEL FLAT IS ARRANGED OVER THE SECOND AND THIRD FLOORS OF A HANDSOME VICTORIAN TOWNHOUSE ON A SOUGHT-AFTER RESIDENTIAL STREET, MOMENTS FROM CLAPHAM COMMON. WITH APPROXIMATELY 840 SQ FT OF LIVING SPACE, THE MAISONETTE IS FILLED WITH NATURAL LIGHT AND PRESENTED IN VERY GOOD CONDITION THROUGHOUT.

The spacious reception room is arranged to the front of the flat, with high ceilings, a feature fireplace, built-in shelving and large sash windows which flood the room with light. A double bedroom is adjacent and benefits from built-in wardrobes and a large window overlooking the gardens to the rear. The second bedroom is to the front of the flat and could alternatively be used as an ideal home office.

The bright kitchen is to the back of the flat and has a good range of white gloss wall and base units and integrated appliances. A well-appointed bathroom with shower over bath completes the accommodation on this level and stairs lead up to the third floor and the third bedroom. This floor is incredibly bright thanks to the large windows in the bedroom as well as the high ceilings and Velux windows. The spacious double bedroom benefits from excellent eaves storage and a smart en suite shower room.

Garfield Road is a well-regarded street in the residential area known as the Northside. Transport can be found at Clapham Common Tube or Clapham Junction Overground. The house is well positioned for the sought after Wix's School (subject to catchment each year) and there is a fantastic choice of shops, bars and restaurants nearby in Clapham Old Town, Lavender Hill or on Northcote Road. In addition, the wide-open spaces of Clapham Common are literally at the end of the street.


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




**RECEPTION ROOM | KITCHEN |
THREE BEDROOMS | BATHROOM |
SHOWER ROOM | SPLIT-LEVEL |
NORTHSIDE**

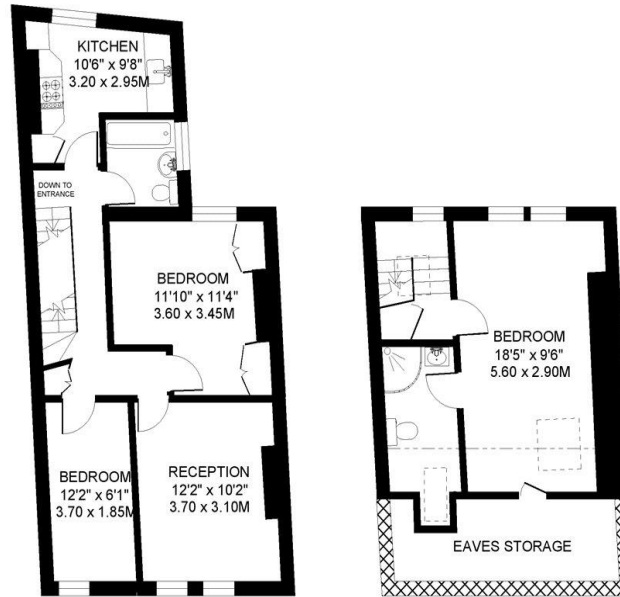


GARFIELD ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 840 SQ.FT / 78 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 85 SQ.FT / 7.9 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 925 SQ.FT / 85.9 SQ.M.



SECOND FLOOR 549 SQ.FT.

THIRD FLOOR 291 SQ.FT.

COPYRIGHT:
 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

