



 RAMPTON
BASELEY

PARK HILL, SW4 / LEASEHOLD

SW4 / LEASEHOLD

SITUATED ON ONE OF CLAPHAM'S MOST DESIRABLE RESIDENTIAL STREETS, THIS THREE-BEDROOM FLAT SPANS APPROXIMATELY 1,338 SQ FT AND BOASTS FANTASTIC PROPORTIONS IN ALL PRINCIPAL ROOMS. THE PROPERTY ALSO BENEFITS FROM A LARGE GARDEN THAT IS APPROXIMATELY 21FT IN LENGTH AND 27FT WIDE.

The flat has a separate kitchen and breakfast room offering plenty of space for a dining area, with the smart kitchen featuring modern wall and base units, fully integrated appliances and engineered wood flooring throughout. A WC is located conveniently between the kitchen and reception room. The large reception is decorated in neutral décor, with sliding doors flooding the room with light and leading out to the beautiful garden. The garden features Easi-grass and a patio area perfect for alfresco dining and entertaining, there is also a garden shed which provides further storage.

Located on the lower ground floor are the three double bedrooms, all with carpeted flooring. The principal bedroom features an en suite with a walk-in shower, built-in wardrobe and a light well. The two other bedrooms feature built-in wardrobes and direct access to a large private terrace. A family bathroom with bath and overhead shower, as well as a utility room complete the accommodation.

This fantastic property is located on Park Hill in an area known locally as Abbeville Village, close to the vibrant amenities of Abbeville Road with an array of independent shops, bars and restaurants. The wide-open green spaces of Clapham Common are just a short walk away. Transport is easily accessible, with Clapham Common Tube close by as well as numerous bus routes. There are a number of popular state and independent schools within easy reach (subject to catchment and entrance each year).

Council Tax Band: E | EPC: B | Tenure: Leasehold | Lease Length: 112 years, 6 months



**THREE DOUBLE BEDROOMS | TWO
BATHROOMS | SEPARATE
KITCHEN/BREAKFAST ROOM |
RECEPTION | GARDEN | ONE
LARGE TERRACE**



PARK HILL
LONDON SW4
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
1338 SQ.FT / 124.3 SQ.M.



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

