



 RAMPTON
BASELEY

LYSIAS ROAD, SW12 / LEASEHOLD

SW12 / LEASEHOLD

A WELL PRESENTED TWO BEDROOM GARDEN FLAT WITH ITS OWN ENTRANCE AND A DELIGHTFUL PRIVATE GARDEN FLAT ON THIS SOUGHT AFTER RESIDENTIAL STREET IN THE HEART OF THE NIGHTINGALE TRIANGLE.

Offering bright, airy accommodation, the property has lovely proportions with two generous double bedrooms, both with built-in wardrobes, a modern bathroom, separate WC and useful cellar storage.

The heart of the home is the wonderful reception room to the rear of the property with wooden floors, ample room to sit, eat and entertain and with bi-folding doors leading directly to the garden. The semi open plan kitchen has plenty of storage, slate work surfaces and integrated appliances.

Of particular note is the superb rear garden, mainly laid to lawn, there is a large patio area, ideal for summer entertaining together with raised borders filled with a variety of mature plans and shrubs.

The property will also be sold with benefit of the freehold of the building.

Lysias Road is an attractive residential street made up of similar Victorian houses. Running between Alderbrook Road and Bellamy Street it is ideally located for access to Clapham South Underground station which provides quick and easy access to the City via Bank. Wandsworth Common station is also close at hand and provides access to central London via Clapham Junction and Waterloo. The property is perfectly located for all of the amenities of Clapham Common. A huge variety of shops, restaurants and cafes can also be found in Balham, on Northcote Road and Bellevue Village, all of which are within easy reach.

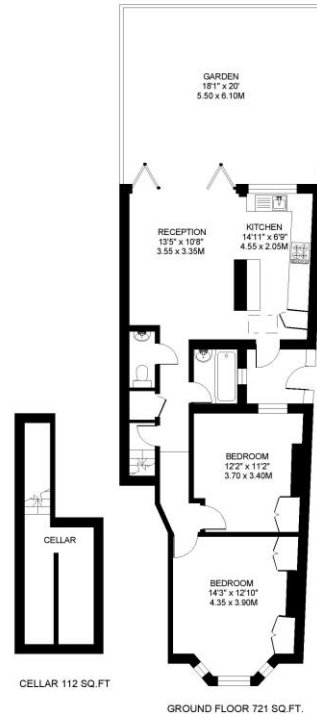
Council Tax Band: D | EPC: C | Tenure: Leasehold



**TWO BEDROOMS | RECEPTION
ROOM | OPEN-PLAN KITCHEN |
PRIVATE GARDEN**



LYSIAS ROAD
LONDON SW12
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
833 SQ.FT / 77.4 SQ.M.



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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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