



 **RAMPTON
BASELEY**

CLAPHAM COMMON NORTH SIDE, SW4 / SHARE OF FREEHOLD

THIS ATTRACTIVE THREE BEDROOM FLAT IS ARRANGED OVER THE SECOND AND THIRD FLOORS OF A MAGNIFICENT VICTORIAN BUILDING WITH WONDERFUL VIEWS ACROSS CLAPHAM COMMON. THE ACCOMMODATION MEASURES IN EXCESS OF 1,400 SQUARE FEET AND IS PRESENTED IN GOOD DECORATIVE ORDER.

The semi open plan kitchen/reception room is found at the front of the property, on the second floor and has large windows and wooden flooring. The light and spacious kitchen is finished with a range of wall and base units as well as integrated appliances; here there is plenty of space for entertaining as well as every day family living. A double bedroom with a small terrace and shower room complete the accommodation on this floor.

Arranged over the top level are two further double bedrooms and a family bathroom. There is also access on to a second larger terrace which has beautiful urban views.

The flat also benefits from built in storage throughout as well as in the eaves.

The flat is located on Clapham Common North Side between Eccles Road and Alternburg Gardens. Transport can be found at Clapham Junction or Clapham Common tube both of which are within a 5-10 minute walk. The many shops, bars and restaurants of Battersea Rise and Clapham Old town are nearby and the green spaces of Clapham Common are virtually on your doorstep.

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

CLAPHAM COMMON NORTHSIDE
CLAPHAM
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

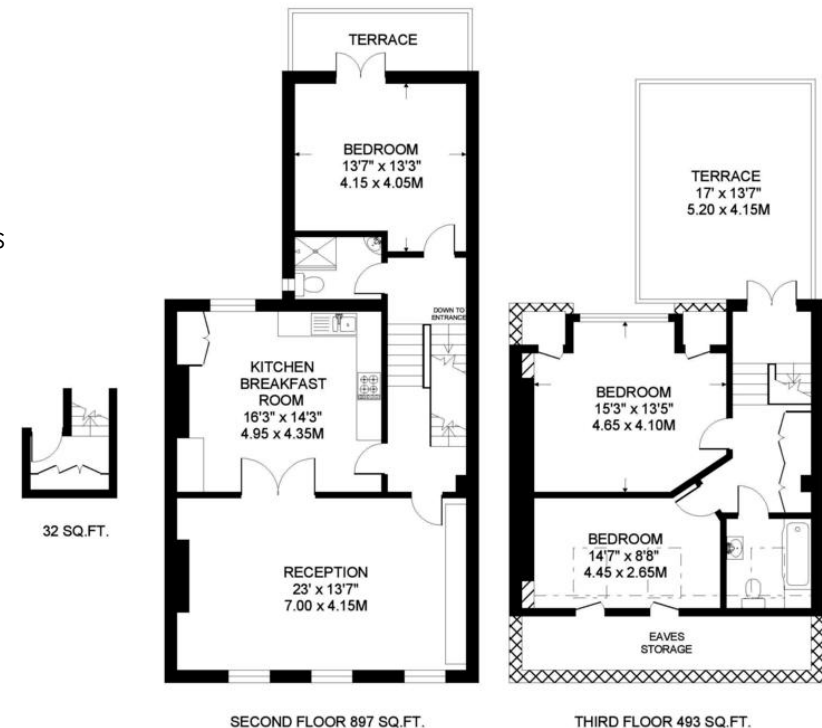
■ = 1412 SQ.FT. / 131.2 SQ.M.

APPROXIMATE ADDITIONAL AREAS

XXX = 116 SQ.FT. / 11.4 SQ.M.

TOTAL AREAS SHOWN ON PLAN

1528 SQ.FT. / 142.6 SQ.M.



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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.

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