



 **RAMPTON
BASELEY**

Clapham Common
North Side | SW4
Share of Freehold





Description

Situated on the upper three floors of a grand Victorian town house, this four bedroom flat boasts grand proportions and wonderful views across Clapham Common. The property provides spacious and airy accommodation measuring approximately 1790 sq ft and retains lots of its period charm.

On the first floor to the front of the south facing property, is a spacious double reception room with a huge bay window, twin feature fire places and built in units flanking both chimney breasts. The rear part of the reception room is currently being used as a dining room. In addition there is a lovely south facing balcony that gives fantastic views of Clapham Common. There is a plenty of space for every day family living as well entertaining. To the rear there is good sized kitchen which has fitted wall/base units and polished black granite work surfaces along with space for a table. Also on this level is utility room with wc.

There are three double bedrooms (one with a Juliet balcony) on the second floor, plus a shower room and family bathroom. On the top floor there is a larger double bedroom with ensuite shower room and Juliet balcony. An additional storage area can be found under the eaves.



This fantastic flat is located on Clapham Common North Side between Wix's Lane and Taybridge Road. 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 open spaces of Clapham Common are virtually on your doorstep.

- Four double bedrooms
- Double reception room
- Kitchen dining room
- Family bathroom
- Shower room
- Ensuite shower room
- Utility room with wc
- Two Juliet balconies
- South facing balconies





131 Northcote Road, London, SW11 6PS,
T 020 7228 5111
E batterseasales@ramptonbaseley.com
www.ramptonbaseley.com

CLAPHAM COMMON NORTH SIDE
CLAPHAM
LONDON SW4



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 1790 SQ.FT / 166.3 SQ.M.

APPROXIMATE ADDITIONAL AREAS
XXX = 109 SQ.FT. / 10.1 SQ.M.

TOTAL AREAS SHOWN ON PLAN
1898 SQ.FT. / 176.3 SQ.M.



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This plan is approximately 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.

