



AN INCREDIBLE OPPORTUNITY TO ACQUIRE AN IMPOSING UNMODERNISED HOUSE. THE PROPERTY OCCUPIES A PROMINENT CORNER POSITION ON WHAT IS GENERALLY REGARDING AS ONE OF THE BEST STREETS IN THE HEAVER ESTATE.

The incoming purchaser should be able to create a house with an internal floor area of 4,000 sq ft without excavating the ground floor level. The plot has an unusually wide frontage and benefits from off street parking at the rear of the garden. The property is in need of complete refurbishment which will allow the new owners to create something that suits their own taste and needs.

The property is positioned on the junction of Veronica Road and Bushnell Road in the heart of the Heaver Estate. Veronica Road is a highly sought-after residential road which is ideally placed for the many local shops and restaurants Balham has to offer. The Underground station and Mainline stations in Balham are close by, as are the wide-open spaces of Tooting Bec Common and the area is also well served by many excellent schools and nurseries.

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.



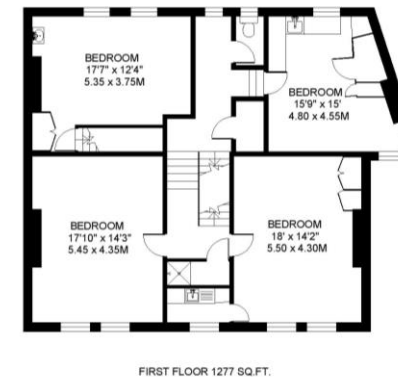
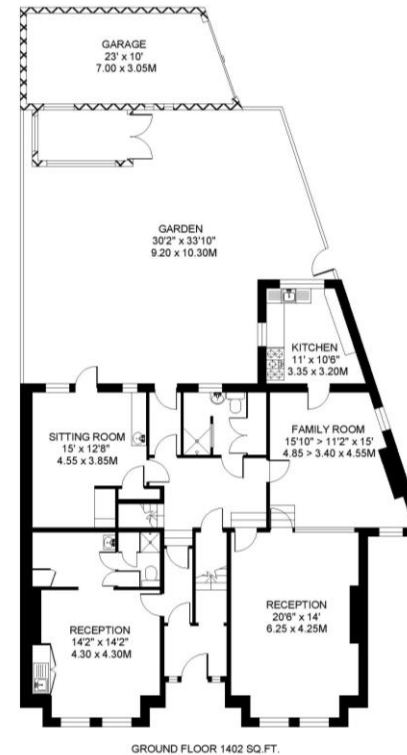
ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

VERONICA ROAD
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
= 3836 SQ.FT. / 356.4 SQ.M.

APPROXIMATE ADDITIONAL AREAS
= 272 SQ.FT. / 25.3 SQ.M.

TOTAL AREAS SHOWN ON PLAN
4108 SQ.FT. / 381.7 SQ.M.



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FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.RamptonBaseley.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 shows 1.5m height, and the measurements are shown at floor level.

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