



 RAMPTON
BASELEY

STERNHOLD AVENUE, SW2 / SHARE OF
FREEHOLD

SW2 / SHARE OF FREEHOLD

SITUATED ON THE FIRST FLOOR OF THIS NEWLY RENOVATED, IMPOSING VICTORIAN HOUSE, THIS BEAUTIFUL TWO-BEDROOM FLAT OFFERS AN EXTREMELY HIGH LEVEL OF INTERIOR FINISH. WITH TWO DOUBLE BEDROOMS, A BATHROOM AND A PARTICULARLY IMPRESSIVE OPEN PLAN KITCHEN LIVING ROOM. THE PROPERTY BENEFITS FROM EXCELLENT PROPORTIONS AND HIGH CEILINGS IN ALL OF THE PRINCIPAL ROOMS. THE MAIN LIVING SPACE BOASTS A STUNNING HERRINGBONE HARDWOOD FLOOR AS WELL AS A PAINTED KITCHEN WITH COMPOSITE STONE WORK SURFACES AND INTEGRATED APPLIANCES. THE BATHROOM IS EQUALLY AS WELL FINISHED WITH BRUSHED GOLD BRASSWARE AND A MIXTURE OF STATUARIO MARBLE TILES AND GLAZED BOTTLE GREEN BRICK STYLE TILES.

The entire building has been extensively refurbished in accordance with current building regulations and benefits from a generally higher quality of build finish than the majority of conversions locally. Sternhold Avenue runs directly off Tooting Bec Common; the amenities of Balham are within easy walking distance and there are some attractive shops, including the popular Hyde coffee shop very nearby on Emmanuel Road in the Hyde Farm Estate. Transport can be found at Balham underground or at Streatham Hill overground station.

Council Tax Band: C | EPC: TBC | Tenure: Share of Freehold |



TWO BEDROOMS | ONE BATHROOM
| RECEPTION |
OPEN PLAN KITCHEN AREA



STERNHOLD AVENUE
STREATHAM
LONDON SW2



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
652 SQ.FT. / 60.6 SQ.M.



FIRST FLOOR

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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

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