



 RAMPTON
BASELEY

CLAPHAM ROAD, SW9 / LEASEHOLD

A LARGE AND BEAUTIFULLY PRESENTED SECOND AND THIRD FLOOR 2-BEDROOM APARTMENT OF 1,196 SQ FT SET WITHIN A STUNNING GRADE II-LISTED VICTORIAN BUILDING IN CLAPHAM WITH THE BENEFIT OF OFF-STREET PARKING.

This stunning period conversion of two magnificent Grade II-listed Georgian townhouses, which have been sympathetically redesigned into ten unique and characterful apartments, have been finished to the highest standard while retaining numerous character features including high ceilings, stunning fireplaces and sash windows.

The elegant reception room has beautiful sash windows which flood the room with light. Wooden floors, a feature fireplace and bespoke cabinetry and shelving flanking the chimney breast add to the character of the room. There is plenty of space for both a seating and dining area. The kitchen is adjacent and has an excellent range of contemporary white wall and base units and fully integrated appliances with room for a table. A stylish shower room completes the accommodation on this level. Stairs lead up to the two bright and equal-sized double bedrooms on the third floor, one with en suite shower room.

The development is set on Clapham Road close to the many cafes, bars and restaurants of Clapham High Street and Clapham Common. Local transport links include Clapham North Underground, Stockwell Underground and Clapham High Street Overground, all of which provide excellent access into The City and the West End.

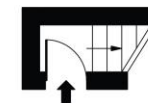
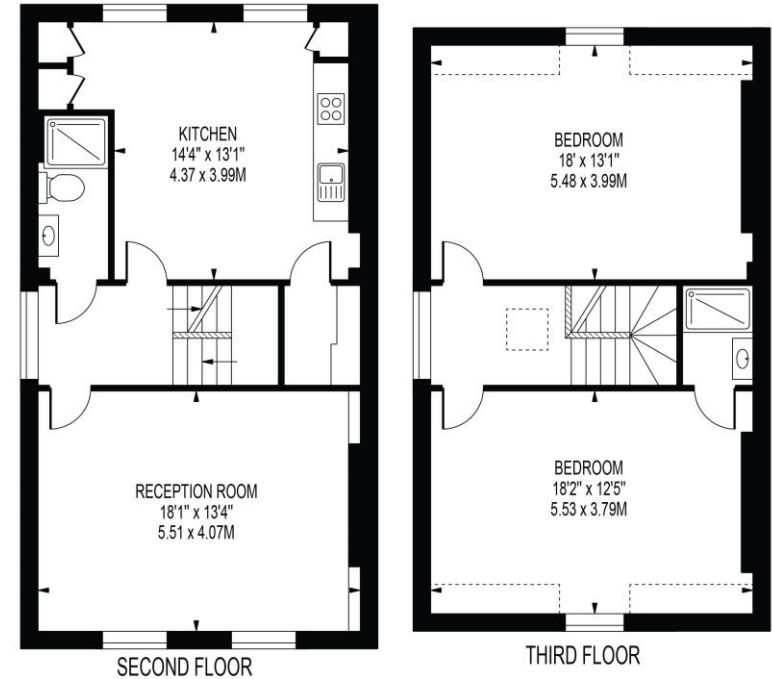
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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 ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1196 SQ FT - 111.15 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 46 SQ FT - 4.30 SQ M



FIRST FLOOR ENTRANCE

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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