



A lovely two bedroom house with a garden to the front and rear.

Ramilles Close, London, SW2

£550,000 Freehold





**Two double bedrooms with built-in storage and an abundance of natural light • Spacious rear and front garden • Brixton is situated a short walk away with Brixton Village and the wide open spaces of Brockwell Park • In an enviable location, close to Brixton and Clapham and their local amenities • The area has a fantastic selection of local state and private schools**

#### **Local Information**

Ramilles Close is located on Brixton Hill, on a quiet road, close to Brixton underground station (Victoria Line).

There are many bus routes going into Central London and other parts of the City are just a stone's throw away.

Brixton is situated a short walk away with Brixton Village, easy and quick links to Central London and the wide open spaces of Brockwell Park.

Nearby is Clapham High Street station and Clapham Common/Clapham North tube stations which provide quick routes into the City, as well as the local amenities of Clapham.

#### **About this property**

A fantastic home offering two very good sized double bedrooms.

Upon entering, via the attractive front garden, the hallway leads into the kitchen/breakfast room and on to the spacious reception room to the rear.

The space is further extended into the garden with a lawn, flower beds and a paved area for seating. There is a downstairs WC and a cloakroom space, perfect for storing bikes.

The first floor comprises the bathroom, principal bedroom at the rear and second double bedroom to the front. Both bedrooms are flooded with natural light from the wide windows and feature built-in storage.

A perfect house for first time buyers or those downsizing and a popular choice for investors seeking a Buy to Let option in this ideal location between Brixton and Clapham High Street.

#### **Tenure**

Freehold

#### **Local Authority**

Lambeth

#### **Energy Performance**

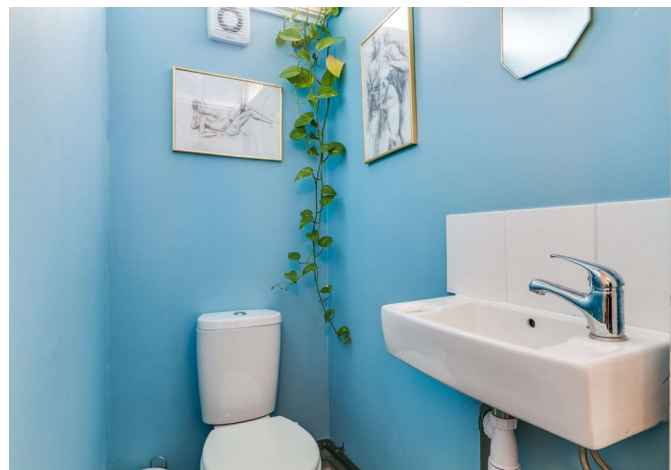
EPC Rating = D

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office.  
Telephone: +44 (0) 20 8673 4111.



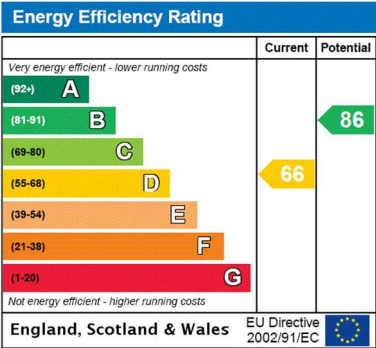
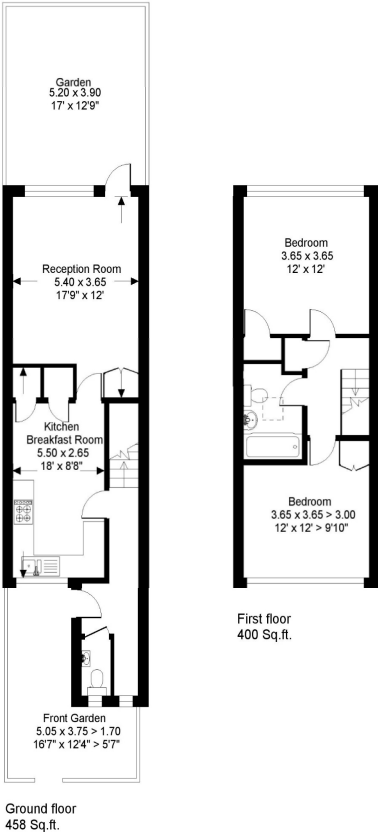




Ramilles Close, London, SW2  
Gross Internal Area 858 sq ft, 79.7 m²

Ramilles Close, SW2

Gross internal area (approx.):  
79.7 sq.m. (858 sq.ft.)  
For identification purposes only. Not to scale.  
Floorplanners ©



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