



A thoughtfully styled and attractively presented purpose built maisonette occupying the ground floor of this Victorian property.

Ramsden Road, London, SW12

£695,000 Share of Freehold



- The reception room boasts ample living and entertaining space
- The spacious garden is perfect for al fresco dining
- Two double bedrooms
- The recreational facilities of Wandsworth and
- Clapham Commons are close by
- Close to all the local amenities of Clapham South and Balham

Local Information

Ramsden Road is situated close to the excellent shops, and supermarkets at Clapham South and Balham as well as the popular shops, wine bars and restaurants on Nightingale Lane, Northcote and Bellevue Roads.

The recreational facilities of Wandsworth and Clapham Commons are close by as are the many good local schools.

Transport is good either by underground from Clapham South or by mainline train from Wandsworth Common or Balham

Tenure: Share of Freehold

Local Authority: Wandsworth

Energy Performance: EPC Rating = C

Viewing: Strictly by arrangement with Savills.





About this property

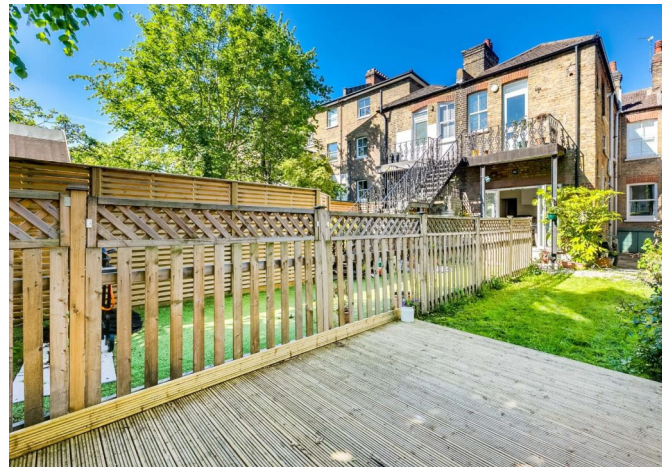
A thoughtfully styled and attractively presented purpose built maisonette occupying the ground floor of this Victorian property.

This charming flat has been sensitively updated to retain key period features such as the fireplaces and ceiling décor. Entering the flat the hallway leads on to the spacious and bright reception room featuring a wide bay window. Beyond this is the primary bedroom with a tall sash window and built in wardrobes. The second double bedroom is off the hallway followed by the modern family bathroom.

The separate dine in

kitchen is to the rear and leads on to the pretty private garden via wide French doors.

There is useful and secure rear and garden access.



Ramsden Road, SW12

Gross internal area (approx.):

69.8 sq.m. (752 sq.ft.)

For identification purposes only. Not to scale.

Floorplanners ©



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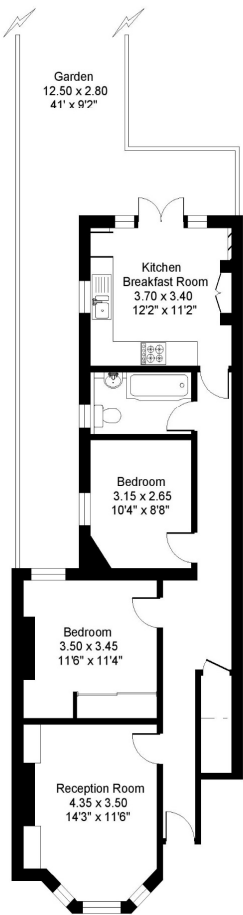
savills.co.uk

Marie Greenwood

Clapham

+44 (0) 20 8673 4111

marie.greenwood@savills.com



Ground floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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