



Immaculate recently refurbished two bedroom garden flat situated in the heart of Balham

Ramsden Road, London, SW12

£695,000 Share of Freehold

savills

Perfectly placed for the amenities of Balham • Spacious private garden • Recently refurbished • Two bedrooms • Light and airy throughout

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.

About this property

This immaculate garden flat has been newly renovated and boasts a private garden and over 700 sq. ft. of living and entertaining space.

As you enter the property you are welcomed into the large open-plan reception/dining room bathed in natural light from a bay window. The reception leads into the walk through kitchen which benefits from modern fitted units, fully integrated appliances and direct access to the garden via glass French doors. The garden boasts a patio section with stairs leading up to the grassed area, making it an ideal space for entertaining and al fresco dining in the warmer months.

The hallway leads first to the bathroom with a modern fitted rain shower, and the two bedrooms.

The property further benefits from side access and an outdoor store.

Tenure

Share of Freehold

Local Authority

Wandsworth

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.

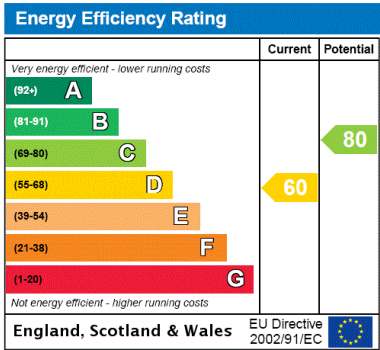
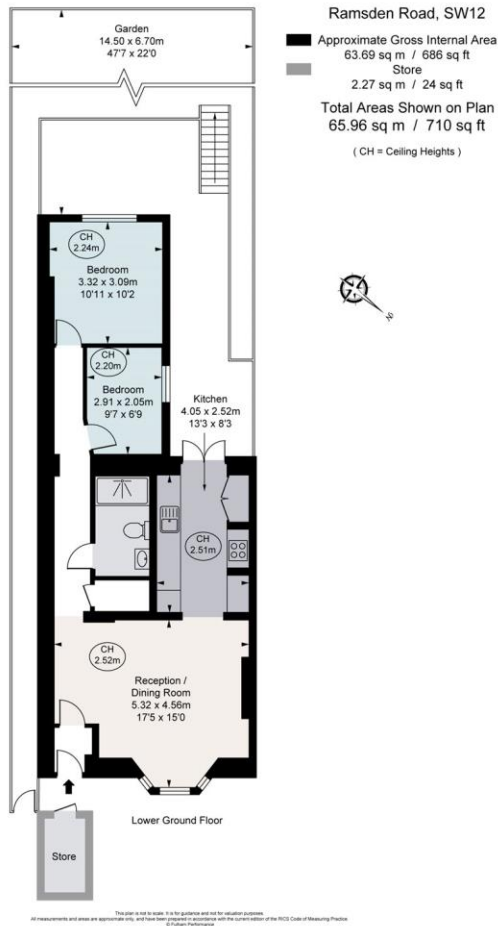




Ramsden Road, London, SW12
Gross Internal Area 710 sq ft, 66 m²

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