

C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



30 Ramsden Road, London, SW12 8QY

£759,950

This charming garden maisonette can be found in The Nightingale Triangle, an area of South London which boasts a good stock of beautiful Victorian homes and big green open spaces at both Wandsworth Common and Clapham Common, with many sporting facilities being available on Clapham Common in particular.

The 2-bedroom property, spanning 747 sq. ft, boasts a brand new fully fitted kitchen with fully integrated appliances and quartz countertops and enough room for a dining table and chairs. The abundantly lit kitchen is situated to the rear of the home and leads directly onto a privately owned, lit patio deck and well-proportioned garden, perfect for enjoying a morning coffee or hosting summer barbecues. There is a further lit seating area to the bottom of the garden which would also be perfect for entertaining.

The front garden is also demised to the property allowing for possible bicycle and motorbike storage.

The location of Ramsden Road offers the best of city living with a touch of tranquility & village feel, especially on market days. Balham Underground Northern Line provides great connectivity to The City and West End, whilst the Overground Train at Balham Station allows for quick links to London Victoria and onwards.

With its prime location, Balham offers an array of excellent shops, bars and restaurants. The area attracts both young professionals as well as young families. Waitrose, Sainsbury's, ALDI, are moments away.

For those seeking a vibrant and exclusive social scene, the recently opened Little House Balham/Soho House Members Club is within easy reach, a short distance from Balham station.

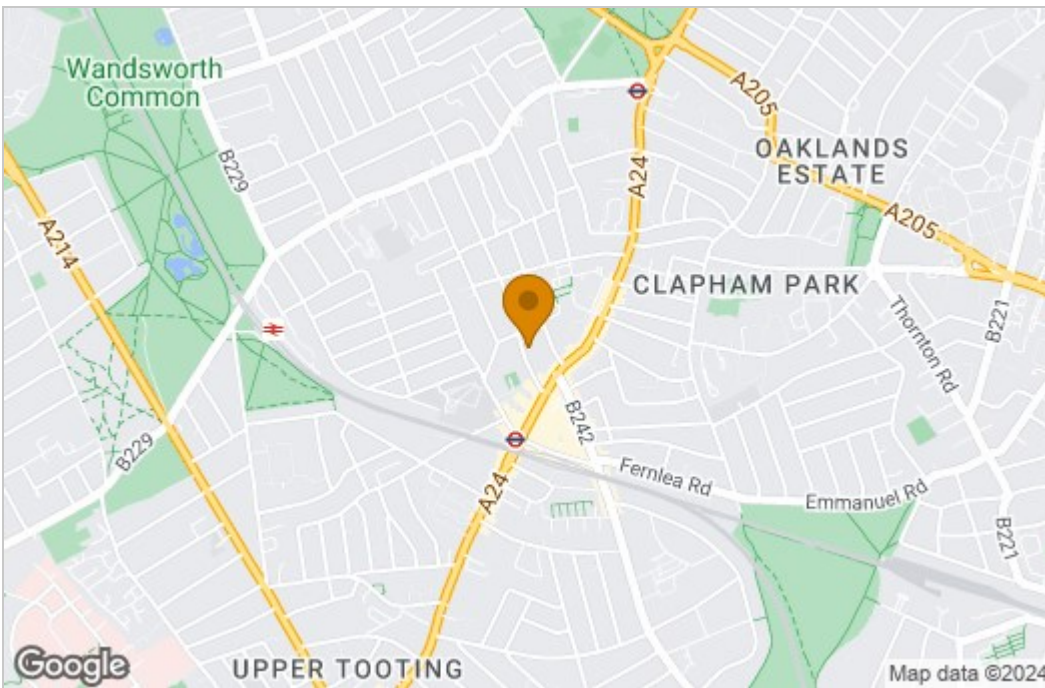
The maisonette is a turnkey property, built circa 1900 and has just undergone extensive refurbishment, making it a perfect blend of historical charm and modern convenience.

There is scope to extend the property further into the side return S.T.P.P.

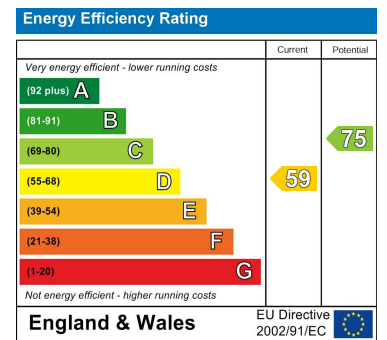
Floor Plan



Area Map



Energy Efficiency Graph



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