



Ramsden Road
Clapham South, SW12

CHESTERTONS





Chestertons has great pleasure introducing to the market a delightful flat arranged over the ground and first floors of an imposing detached Victorian building.

The accommodation is light, airy and well presented throughout with accommodation of almost 800 sq. ft. The ground floor accommodation comprises a wonderful kitchen with integrated appliances and granite work surfaces open plan to a stunning reception room with ample space for entertaining. French doors from the reception open directly to a stunning private garden of over 35 ft. On the first floor are two generous double bedrooms, the master with superb picture windows overlooking the garden and a stylish bathroom.

The property is located in the Nightingale Triangle and is only a short walk from both Clapham South Underground (Zone 2) and Balham Mainline and Underground stations (Zone 3). The open spaces of Clapham Common, the cafes, restaurants, bars and shopping facilities including Marks & Spencer, Waitrose and Sainsbury's are also within a convenient five minute stroll of this much sought after flat.

- Split level Victorian garden flat
- Two generous double bedrooms
- Light, airy and well presented throughout
- Well proportioned accommodation
- Spacious reception room
- Fully equipped open plan kitchen
- Situated on a popular residential road in the heart of Balham
- Five minutes walk from Balham Mainline and Underground stations
- Close proximity to the local cafes, bars, restaurant and shops

Asking Price £800,000

Energy Efficiency Rating		
Less energy efficient - lower running costs	Current	Potential
90+ A		
81-89 B		
72-80 C		
63-71 D		
55-62 E		
47-54 F		
39-46 G		
31-38		
23-30		
15-22		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Tenure: Leasehold 168 years 1 months
Service Charge: £1770.26
Ground Rent: £0
Local Authority: Wandsworth
Council Tax Band: D

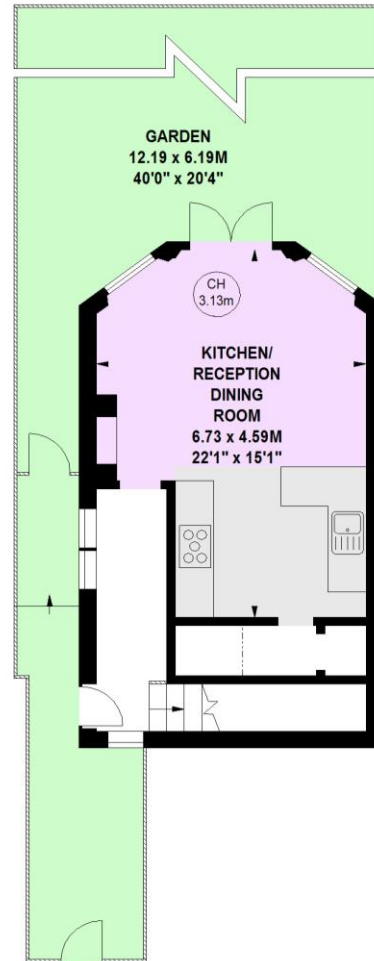
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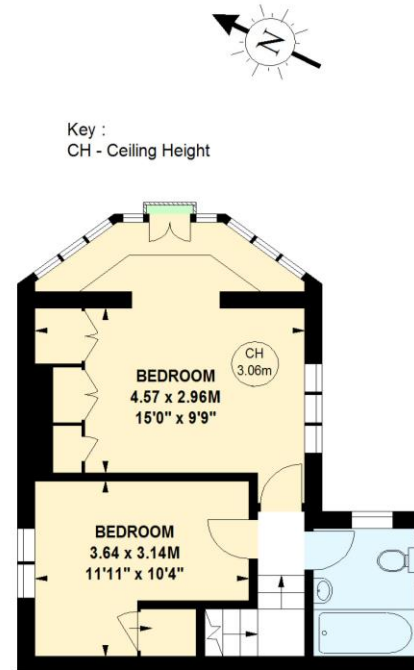
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Approximate gross internal area

77.39 sq m / 833 sq ft



416 sq ft
Ground Floor



417 sq ft
First Floor

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