



 **RAMPTON
BASELEY**

MAPLE CLOSE, SW4 / SHARE OF FREEHOLD

A WELL-PROPORTIONED TWO-BEDROOM FLAT, POSITIONED WITHIN WALKING DISTANCE OF CLAPHAM COMMON. THIS CHARMING PROPERTY HAS A GOOD SENSE OF SPACE AND LIGHT AND IS PRESENTED IN GOOD DECORATIVE ORDER.

The property benefits from great living space with a spacious reception room perfect for entertaining as there is plenty of room for a dining table and seating area. The kitchen itself is fitted with a range of wall and base units.

Two fantastic double bedrooms which benefit from substantial built in storage and a family bathroom are located off the main entrance hall. The flat also benefits from a garage and use of a shared garden.

This superb property is positioned on a private close within easy walking distance to amenities of Abbeville Village. Transport can be found nearby at Clapham Common and Clapham South tube stations.

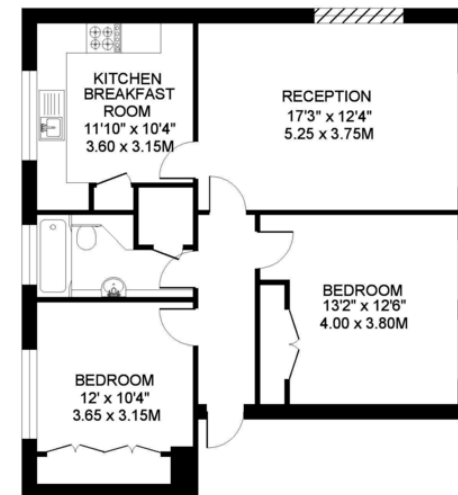
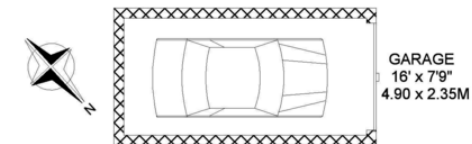
Two double bedrooms | Reception room | Kitchen | Family bathroom | Garage | Shared garden

MAPLE CLOSE
CLAPHAM
LONDON SW4

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
= 750 SQ.FT. / 69.7 SQ.M.

APPROXIMATE ADDITIONAL AREAS
= 124 SQ.FT. / 11.5 SQ.M.

TOTAL AREAS SHOWN ON PLAN
874 SQ.FT. / 81.2 SQ.M.



FIRST FLOOR

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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

RAMPTON BASELEY OFFICES
NORTHCOTE ROAD SW11 | 020 7228 5111
BELLEVUE ROAD SW17 | 020 3846 0999

www.ramptonbaseley.com

