



 RAMPTON
BASELEY

WIX'S LANE, SW4 / LEASEHOLD

THIS BEAUTIFUL THREE DOUBLE BEDROOM GARDEN FLAT IS EXCELLENTLY POSITIONED ON A SOUGHT-AFTER RESIDENTIAL STREET JUST OFF CLAPHAM COMMON. IT HAS ITS OWN PRIVATE ENTRANCE AND GARDENS, BOASTS A WEALTH OF PERIOD FEATURES AND IS IDEALLY ORIENTED TO RECEIVE SUN THROUGHOUT THE DAY. DECORATED WITH A NEUTRAL THEME, THERE IS A LOVELY FEELING OF SPACE AND NATURAL LIGHT THROUGHOUT.

The south and west facing reception room is situated at the rear of the property, with a distinctive original fireplace and access onto the large wrap-around patio garden. The lovely adjoining kitchen breakfast room has a feature fireplace nook and plenty of space for a dining table.

Towards the front of the property are two large double bedrooms, the larger of which features a period fireplace and square bay window looking onto the front garden, a morning suntrap. The small but sunny third double bedroom and family bathroom can be found in the centre of the flat. The spacious hallway and generous under stairs storage provide further adaptable space.

Wix's Lane is a well-regarded street between Lavender Hill and Clapham Common Northside. The flat is well-positioned for the popular Belleville Wix Academy and the independent Ecole de Wix, as well as other excellent schools close by. The main train links include Clapham Junction overland and Clapham Common underground stations. The amenities of Clapham old town, Northcote Road and Clapham Junction are all within walking distance.

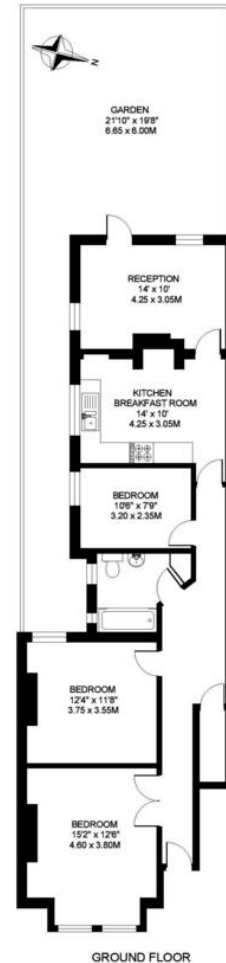
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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

WIX'S LANE
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
962 SQ.FT. / 89.4 SQ.M.



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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.

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