



**RAMSDEN ROAD, LONDON, SW12**

**£1,195,000**

**Carter Jonas**

# RAMSDEN ROAD, LONDON, SW12

A stunning, two-bedroom Victorian property on one of Balham's prime residential roads, between Clapham and Wandsworth Commons, retaining character and grand period features whilst embracing modern, lateral living and entertaining space.

With approximately 1,300 square feet of well-balanced living and entertaining space, this apartment ticks all the boxes. On the ground floor of this grand, double-fronted Victorian property, a spacious, well-extended kitchen/living room packs an enormous design punch with a stunning gloss-white kitchen, bold brick-effect wall and bi-fold doors to the terrace and landscaped garden beyond.

The bright, contemporary living space overlooks the terrace and landscaped garden and benefits from high, acoustic soundproofed ceilings.

The principal suite is located to the front of the property and is a masterclass in serene understatement. The bedroom is paired back luxury, with temperature control, triple glazing, acoustic soundproofed ceilings, light-cancelling blinds and shutters, and bespoke floor to ceiling closets. A spa-like bathroom, with free-standing tub and super-sized shower, leads from the bedroom.

The second bedroom, like the principal suite, has wonderful ceiling heights and elegant proportions. Bespoke cabinetry/wardrobe space and a marble fireplace complete the space. A stylish shower room/guest W.C. can be found in the hallway. Downstairs a fully tanked den/wine cellar shares the space with a storage/utility area.

The property is set back from the road and benefits from its own front door.

Ramsden Road is situated close to the shops and amenities of Clapham South and Balham as well as the popular shops, wine bars and restaurants on Nightingale Lane, Northcote and Bellevue Roads. Balham benefits from a Waitrose and large Sainsbury's, as well as many bars and restaurants, including the newly opened members club, Little House Balham, part of the Soho House group.

Wandsworth and Clapham Commons are close by. Transport links are excellent, with underground (Northern Line) from Clapham South (0.5 miles) or Balham (0.5 miles), and mainline trains from Balham or Wandsworth Common (0.6 miles).

## AMENITIES

- Two Large Double Bedrooms
- Shower Room/Guest W.C.
- Open-Plan Kitchen/Living Room
- Lower Ground Floor Wine Cellar/Snug/Storage
- Living Room/Snug
- Leasehold with 177 Years Remaining
- 40ft Landscaped Garden
- Wandsworth Council Tax Band D
- En-Suite Bathroom

**TENURE** Leasehold

**LOCAL AUTHORITY** London Borough Of Wandsworth

**EPC BAND** D





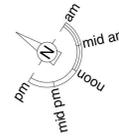


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Approximate Floor Area = 122.4 sq m / 1318 sq ft



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Classification L2 - Business Data