



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

TENURE Leasehold

LOCAL AUTHORITY London Borough Of Wandsworth

EPC BAND D







Ramsden Road, SW12

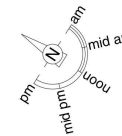
Approximate Floor Area = 122.4 sq m / 1318 sq ft



Lower Ground Floor
19.3 sq m / 208 sq ft

Ground Floor
103.1 sq m / 1110 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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