



 RAMPTON
BASELEY

HENDHAM ROAD, SW17 / LEASEHOLD

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LOCATED MOMENTS AWAY FROM WANDSWORTH COMMON IS THIS FANTASTIC, ONE-BEDROOM FIRST FLOOR FLAT, SET WITHIN AN IMPRESSIVE, END-OF-TERRACE VICTORIAN PROPERTY. WITH APPROXIMATELY 507 SQ FT OF LIVING SPACE, THERE IS A GREAT SENSE OF NATURAL LIGHT AND SPACE THROUGHOUT AND THE ADDED BENEFIT OF A WONDERFUL, SOUTH-WEST-FACING COMMUNAL GARDEN SHARED BETWEEN JUST FOUR FLATS.

The hallway leads through to the spacious open-plan kitchen reception room with high ceilings, a feature fireplace, built-in shelving and cabinetry and the large square bay window which floods the room with light. There is plenty of room for both comfortable seating and a dining table. The kitchen is separated from the reception area with a peninsula island and has an excellent range of white gloss wall and base units with fully integrated appliances.

The double bedroom overlooks the gardens to the back and has two built-in wardrobes. The smart shower room is adjacent. Additional storage can be found in a large hall cupboard.

Hendham Road is an extremely well-regarded residential street off Trinity Road. The amenities of Bellevue Road and the wide-open spaces of Wandsworth Common are within easy walking distance. Excellent transport links are at Tooting Bec Tube on the Northern Line and Wandsworth Common Overground with regular services into London Victoria, both just a ten-minute walk away.

Council Band Tax: C | EPC: C | Tenure: Leasehold | Length of Lease: 146 years

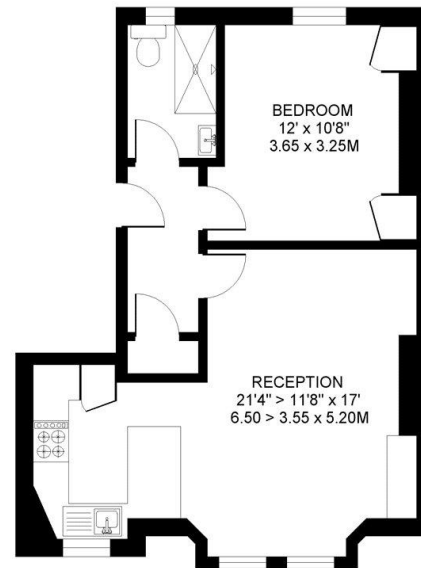


OPEN-PLAN KITCHEN RECEPTION
ROOM | DOUBLE BEDROOM |
SHOWER ROOM | FIRST FLOOR |
SOUTH-FACING COMMUNAL
GARDEN



HENDHAM ROAD
BALHAM
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
507 SQ.FT / 47.1 SQ.M.



FIRST FLOOR

COPYRIGHT: PLAN PRODUCED FOR "RAMPTON BASELEY" BY FLOORPLANNERS 07801 228850
ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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
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