



**RAMPTON  
BASELEY**

BRODRICK ROAD, SW17 / SHARE OF FREEHOLD

**THIS SUPERB ONE-BEDROOM FLAT IS LOCATED ON A POPULAR RESIDENTIAL STREET CLOSE TO WANDSWORTH COMMON. THE PROPERTY BOASTS GRAND VICTORIAN PROPORTIONS IN ALL THE PRINCIPAL ROOMS, WITH A GREAT SENSE OF LIGHT AND SPACE THROUGHOUT.**

This superb one-bedroom flat is located on a popular residential street close to Wandsworth Common. The property boasts grand Victorian proportions in all the principal rooms, with a great sense of light and space throughout.

Situated on the raised ground floor to the front of the property is a light and spacious reception room. The reception room benefits from a large bay window, feature fireplace and intricate ceiling moulding. The kitchen breakfast room leads from the reception room and is separated by large folding doors. The kitchen itself has been fitted with wall and base units and there is an abundance of space for a dining table.

A good-sized double bedroom is located to the rear and boasts a stunning roof terrace overlooking the garden. Also available on the same level is a well-equipped bathroom and a store cupboard.

Brodrick Road is a sought-after residential street running between Trinity Road and Beechcroft Road, close to Wandsworth Common. The amenities of Bellevue Road are nearby, as are the transport links at Wandsworth Common Overground station. There is an excellent selection of state and private schools in the area, which are subject to catchment and entrance each year.

**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

BRODRICK ROAD  
TOOTING  
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
786 SQ.FT / 73.0 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, 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.

## RAMPTON BASELEY OFFICES

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