



**RAMPTON
BASELEY**

GALESBURY ROAD, SW18 / LEASEHOLD

SW18 / LEASEHOLD

A BEAUTIFULLY PRESENTED SPLIT-LEVEL, TWO-BEDROOM APARTMENT OFFERING ALMOST 900 SQ FT OF LIVING SPACE ARRANGED OVER THE UPPER TWO FLOORS OF AN ATTRACTIVE VICTORIAN TERRACED HOUSE.

Recently refurbished by the current owners, the accommodation comprises on the first floor of a spacious reception room with high ceilings, an elegant feature fireplace, bespoke cabinetry and shelving flanking the chimney breast, Swedish wooden flooring and a large bay window which floods the room with light. The bright eat-in kitchen/breakfast room is set at the back of the flat with a good range of modern Shaker-style wall and base units, integrated appliances, a butler's sink, marble and quartz worksurfaces and underfloor heating. A generous double bedroom with built-in wardrobe, and a smart cloakroom complete the accommodation on this level.

Stairs lead up to the top floor and the principal bedroom which has excellent bespoke built-in cupboards and overlooks gardens at the back. A fresh and contemporary family bathroom with shower over bath is adjacent.

Galesbury Road is an attractive residential street close to the wide-open spaces of Wandsworth Common. The property is well placed for the local amenities and more extensive shopping is available at Southside Shopping Centre. Transport links are good with Earlsfield and Wandsworth Town Overground stations nearby, providing services to Victoria and Waterloo. Furthermore, the area is renowned for its excellent choice of independent and state schools, subject to catchment and entrance each year.

Council Tax Band: D | EPC: C | Tenure: Leasehold | Length of Lease: 128 years

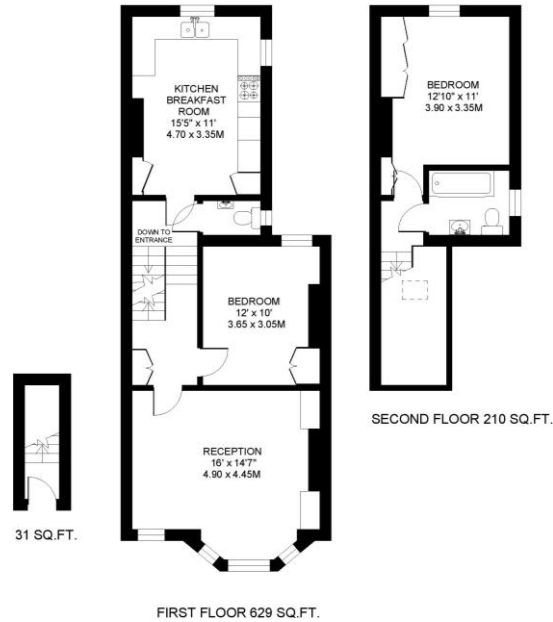


RECEPTION ROOM | KITCHEN
BREAKFAST ROOM
TWO BEDROOMS | BATHROOM
| CLOAKROOM |



GALESBURY ROAD
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
870 SQ.FT. / 80.8 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.

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

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