



**RAMPTON
BASELEY**

HEATHFIELD SQUARE, SW18 / SHARE OF FREEHOLD

SW18 / SHARE OF FREEHOLD

A WELL PRESENTED THREE DOUBLE BEDROOM FLAT ARRANGED OVER THE GROUND FLOOR OF A PURPOSE-BUILT VICTORIAN BLOCK A STONE'S THROW AWAY FROM THE OPEN SPACES OF WANDSWORTH COMMON.

Recently refreshed the property features a spacious reception room with high ceilings, wooden flooring, a feature fireplace and two large sash windows which flood the room with natural light. There are three generous double bedrooms together with a modern bathroom and a stylish contemporary style kitchen with direct access to the communal gardens to the rear.

Of particular note is the large communal garden to the rear, ideal for summer entertaining.

Heathfield Square is location just off Heathfield Road and is on the doorstep of the green, open spaces of Wandsworth Common. The property is perfectly positioned for the local amenities of Bellevue Road, Northcote Road and Earlsfield, all of which are a short distance away. Transport links can be found at Wandsworth Common station which provides quick and convenient access to central London via Clapham Junction and Waterloo. Local buses also run along Trinity Road with routes to Clapham Junction and Tooting Bec for access to the Underground network.

Council Tax Band: C | EPC: C | Tenure: Share of Freehold | Length of Lease: 102



THREE BEDROOMS | RECEPTION ROOM | BATHROOM | COMMUNAL GARDENS | SHARE OF FREEHOLD | GROUND FLOOR FLAT

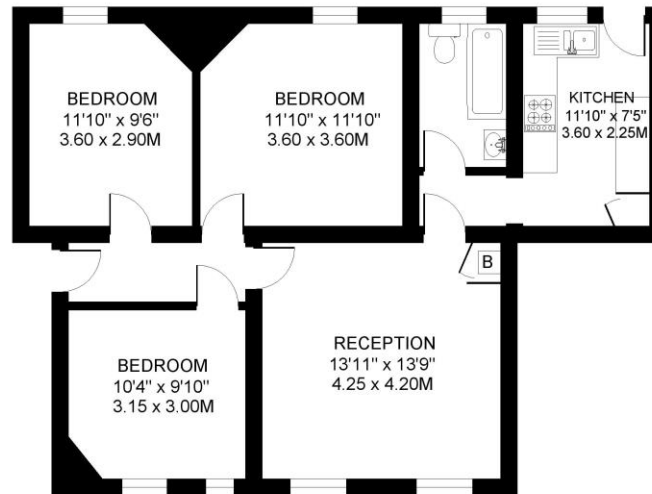


HEATHFIELD SQUARE
WANDSWORTH
LONDON SW18



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
790 SQ.FT / 73.4 SQ.M.

COMMUNAL GARDENS



GROUND FLOOR

COPYRIGHT:
FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplans.co.uk
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

RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111
BELLEVUE ROAD SW17 | 020 3846 0999
BALHAM HIGH ROAD SW17 | 020 8767 7079
GARRATT LANE SW18 | 020 8879 6205

www.ramptonbaseley.com

