



 **RAMPTON
BASELEY**

HALDON ROAD, SW18 / SHARE OF FREEHOLD

SW18 / SHARE OF FREEHOLD

THIS BEAUTIFULLY DESIGNED THREE-BEDROOM DUPLEX APARTMENT OF APPROXIMATELY 892 SQ FT WITH A BALCONY, IS ONE OF THREE BRAND NEW HOMES WITHIN THIS FABULOUS NEW DEVELOPMENT ON HALDON ROAD. THE GORGEOUS VICTORIAN FRONTAGE HOUSES THESE MODERN AND LIGHT-FILLED APARTMENTS, ALL FINISHED WITH IMMACULATE ATTENTION-TO-DETAIL.

On the first floor the large kitchen-dining room has plenty of space for both seating and dining areas and features tremendous skylights that flood the room with light, perfect for relaxing and entertaining. The open-plan kitchen benefits from contemporary wall and base units finished in a stylish soft sage colour with Siemens integrated appliances, white quartz work surfaces and a gorgeous wine fridge as well as the oak engineered flooring found across the whole of the property. The sleek and modern living room sits to the rear of the first floor with a floor to ceiling glass door that opens out onto the private balcony offering views of the leafy surroundings.

On the lower floor can be found the three bedrooms and two bathrooms. To the front sits the principal bedroom; benefiting from two large windows that continue the feel of light and space running throughout the apartment, fitted wardrobes and a stunning en suite complete with spacious walk-in shower. A further double bedroom, smaller third bedroom and generous, contemporary bathroom complete this wonderful apartment that also comes with a 10-year warranty cover.

Located within the incredibly popular borough of Wandsworth and with fantastic travel connections from East Putney Underground and both Putney Bridge and Wandsworth Town train stations, options to get in and out of London are equally easy and accessible. The community feel and independent bars and restaurants of East Putney as well as the more extensive shopping of Putney are just a stroll away.

Council Tax Band: TBC | EPC: TBC | Tenure: Share of Freehold | Some images are computer generated and whilst they are designed to provide an accurate representation of the finished flat, should not be relied upon.



**THREE BEDROOMS | 2 BATHROOMS |
BALCONY | KITCHEN-DINER |
RECEPTION ROOM**

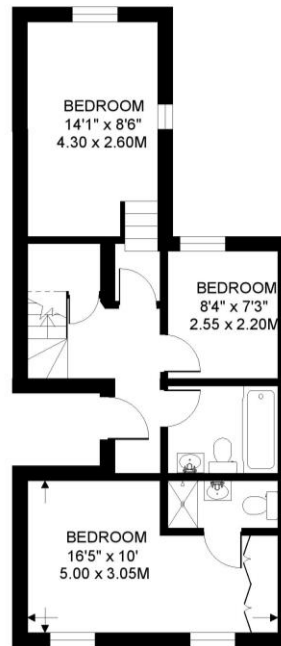


HALDON ROAD
WANDSWORTH
LONDON SW18

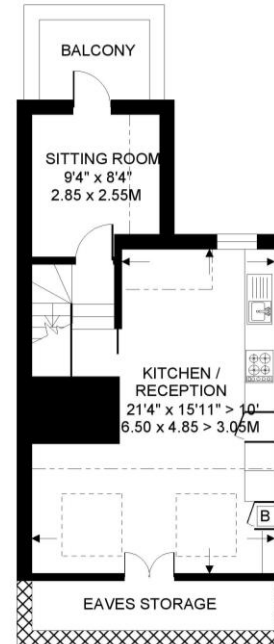
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 892 SQ.FT / 82.8 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 52 SQ.FT. / 4.8 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 944 SQ.FT. / 87.6 SQ.M.



SECOND FLOOR 502 SQ.FT.



THIRD FLOOR 390 SQ.FT.

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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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