



 RAMPTON  
BASELEY

DALEBURY ROAD, SW17 / SHARE OF FREEHOLD

# SW17 / SHARE OF FREEHOLD

**THIS EXCELLENT TWO-DOUBLE BEDROOM FLAT IS SET ON THE GROUND FLOOR OF A HANDSOME, DOUBLE-FRONTED VICTORIAN HOUSE ON THIS SOUGHT-AFTER ROAD BETWEEN WANDSWORTH COMMON AND TOOTING BEC. WITH GOOD PROPORTIONS IN ALL THE ROOMS, INCLUDING TWO BEDROOMS OF EQUAL SIZE, THE FLAT ALSO BENEFITS FROM A 32 FT PRIVATE GARDEN.**

The open-plan kitchen reception room is set at the back of the flat to make the most of the access to the lovely garden. The space is wonderfully bright thanks to the rooflights and floor-to-ceiling sliding doors onto the garden, and the wooden floors add to the sense of space. There is plenty of room for both a dining table and comfortable seating. The well-appointed, Shaker-style kitchen includes fully integrated appliances and marble worksurfaces. There is also a useful utility room in the basement which is currently set up to include a study area, ideal for home working.

The garden has a great sense of privacy and is laid with lawn and wooden decking and surrounded by flowerbeds and mature planting, making it the perfect spot for al fresco eating and entertaining.

The larger of the two bedrooms is set at the front of the property and is flooded with light via the two large sash windows. Bespoke built-in wardrobes offer good storage space and the excellent bathroom with freestanding bath and walk-in shower is adjacent. The second bedroom is similar in size and benefits from built-in wardrobes.

This fantastic flat is located on Dalebury Road, between the junctions of Trinity Road and Beechcroft Road. The open spaces of Wandsworth Common are a short walk away, as are the amenities of Bellevue Road and Balham. Transport can be found at Tooting Bec Underground, under ten minutes' walk away and there are a number of popular schools nearby, subject to catchment and entrance each year.

Council Tax Band: C | EPC: D | Tenure: Share of Freehold | Length of Lease: 107 years



**OPEN-PLAN KITCHEN RECEPTION  
ROOM | TWO DOUBLE BEDROOMS |  
BATHROOM | UTILITY ROOM |  
GARDEN**



### Dalebury Road, SW17

Approximate Gross Internal Area = 71.9 sq m / 774 sq ft  
 Basement = 12.2 sq m / 131 sq ft  
 Total = 84.1 sq m / 905 sq ft



**Basement**  
 12.2 sq m / 131 sq ft

**Ground Floor**  
 71.9 sq m / 774 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID391638)

**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](http://www.ramptonbaseley.com)

