



**RAMPTON
BASELEY**

STRICKLAND ROW, SW18 / LEASEHOLD

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A BRIGHT AND SPACIOUS THREE/FOUR BEDROOM MAISONETTE OFFERING ALMOST 1,100 SQ FT OF ACCOMMODATION TOGETHER WITH PRIVATE WEST-FACING GARDEN ON THIS QUIET CUL-DE-SAC CLOSE TO WANDSWORTH COMMON.

With its own front door and a pretty front garden, the property offers plenty of living and entertaining space together with excellent bedroom accommodation and gives an incoming owner the opportunity to make it their own.

Arranged over the ground floor of a purpose-built Edwardian building, accommodation comprises a cosy reception room with a feature fireplace and a pretty view over the garden. To the rear is a particularly spacious eat-in kitchen together with a modern bathroom. There are three generous double bedrooms and a smaller fourth bedroom, currently used as a dressing room.

Of particular note is the private west-facing patio garden with direct access from the reception room, ideal for entertaining in the warmer summer months. There is also side access from the street.

Strickland Row is a quiet cul-de-sac just off Heathfield Road and is a stone's throw from 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: D | Tenure: Leasehold | Lease Length: 999



**FOUR BEDROOMS | RECEPTION
ROOM | KITCHEN | PATIO GARDEN
| MAISONETTE**



STRICKLAND ROW
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

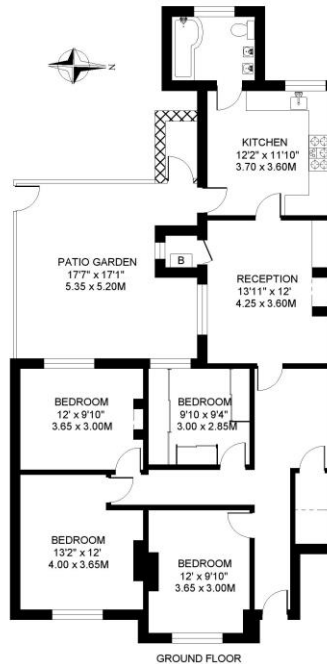
■ = 1088 SQ.FT / 101 SQ.M.

APPROXIMATE ADDITIONAL AREAS

XXXX = 17 SQ.FT. / 1.6 SQ.M.

TOTAL AREAS SHOWN ON PLAN

1105 SQ.FT. / 102.6 SQ.M.



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This plan is produced for general guidance only and is not intended to be relied upon as a statement of fact.
It should be used in conjunction with the verbal particulars and the particulars of sale and not as a substitute for a detailed survey.
The measurements shown are approximate and are subject to change without notice.
Where a room has a sloping ceiling, the tallest to the nearest 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

