



**RAMPTON  
BASELEY**

EARLSFIELD ROAD, SW18  
/ SHARE OF FREEHOLD



LOCATED ON THE FIRST FLOOR OF A WONDERFUL VICTORIAN BUILDING, IS THIS IMMACULATE ONE-BEDROOM FLAT, MEASURING APPROXIMATELY 642 SQ. FT AND BEAUTIFULLY PRESENTED, IT HAS AN EXCELLENT FEELING OF LIGHT AND SPACE THROUGHOUT.

To the left of the entrance hall is the spacious reception room featuring two large sash windows providing an abundance of natural light, a stunning period fireplace and built-in cabinetry flanking the chimney breast. There is ample space for both living and dining, perfect for entertaining. Opposite is the kitchen which has been tastefully finished, fitted with plenty of gloss wall and base units and modern integrated appliances. A large double bedroom benefits from fitted wardrobes and a quiet location being positioned to the rear of the building. Completing the property is a contemporary bathroom with bath and walk in shower, and a separate toilet.

Additionally, the flat offers allocated off-street parking for one car.

This attractive property is well located for the open spaces of Wandsworth Common. The amenities and more extensive shopping are available at The Southside Centre and transport links are good with Wandsworth Town and Clapham Junction stations nearby, providing services to Victoria and Waterloo.

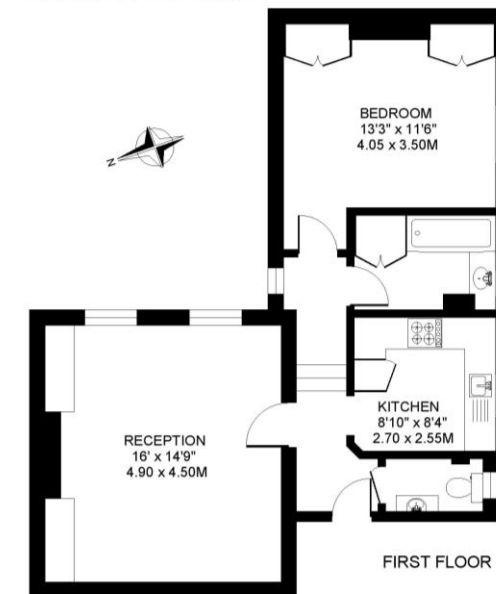
**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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

EARLSFIELD ROAD  
WANDSWORTH  
LONDON SW18

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
642 SQ.FT / 59.6 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.

**RAMPTON BASELEY OFFICES**

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