



 **RAMPTON
BASELEY**

KINGHAM CLOSE, SW18 / LEASEHOLD



LOCATED IN THE HEART OF EARLSFIELD, THIS ONE-BEDROOM PROPERTY OFFERS APPROXIMATELY 494 SQ FT OF ACCOMMODATION WITH WONDERFUL POTENTIAL. A FANTASTIC OPPORTUNITY WITH THE 28 FT GARDEN BEING OF PARTICULAR NOTE AND FEATURING MATURE SHRUBBERY AND A PATIO.

To the right of the entrance hall is a generous double bedroom with views out to the garden. Adjacent is the excellent dual aspect living/dining room with sliding doors that flood the room with light and lead out to the lovely and spacious garden area, perfect for alfresco dining and low-maintenance gardening. To the front of the reception room is the kitchen which includes plenty of wall and base units. A good-sized bathroom completes the property.

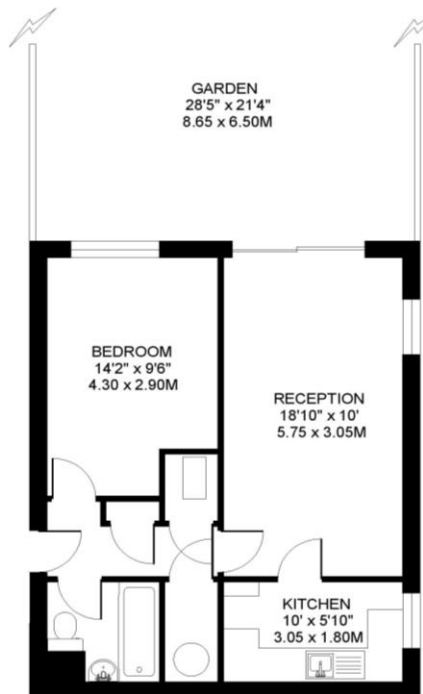
This superb potential home and renovation prospect is located on Kingham Close and is within easy access of the green, open spaces of Wandsworth Common, King George's Park and Garratt Green. The amenities, bars and restaurants of the vibrant Garratt Lane and Ram Quarter are just a short walk away. Transport links are brilliant, with Earlsfield station connecting this popular south-west London neighbourhood with central London in just 15 minutes. Nearby Wandsworth Town Station also provides excellent links to London Victoria.

Council Tax Band: B | EPC: D | Tenure: Leasehold | Lease Length: 178 Years

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



GROUND FLOOR

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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.

RAMPTON BASELEY OFFICES

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