



**RAMPTON  
BASELEY**

ROSEHILL ROAD, SW18 / SHARE OF FREEHOLD

ARRANGED OVER THE TOP FLOOR OF AN ATTRACTIVE AND IMPOSING SEMI-DETACHED, BAY-FRONTED VICTORIAN HOUSE, THE PROPERTY OFFERS OVER 900 SQ FT OF FLEXIBLE ACCOMMODATION TOGETHER WITH SHARED USE OF THE SOUTH-FACING REAR GARDEN.

Accommodation comprises a wonderful double-height beamed and vaulted reception room with fitted cabinetry and a period style fireplace. Stairs lead up to a separate galleried study area. There is a large double bedroom to the rear overlooking the garden and a second bedroom/dining room off the reception room, together with a sleek contemporary open-plan kitchen and a modern bathroom.

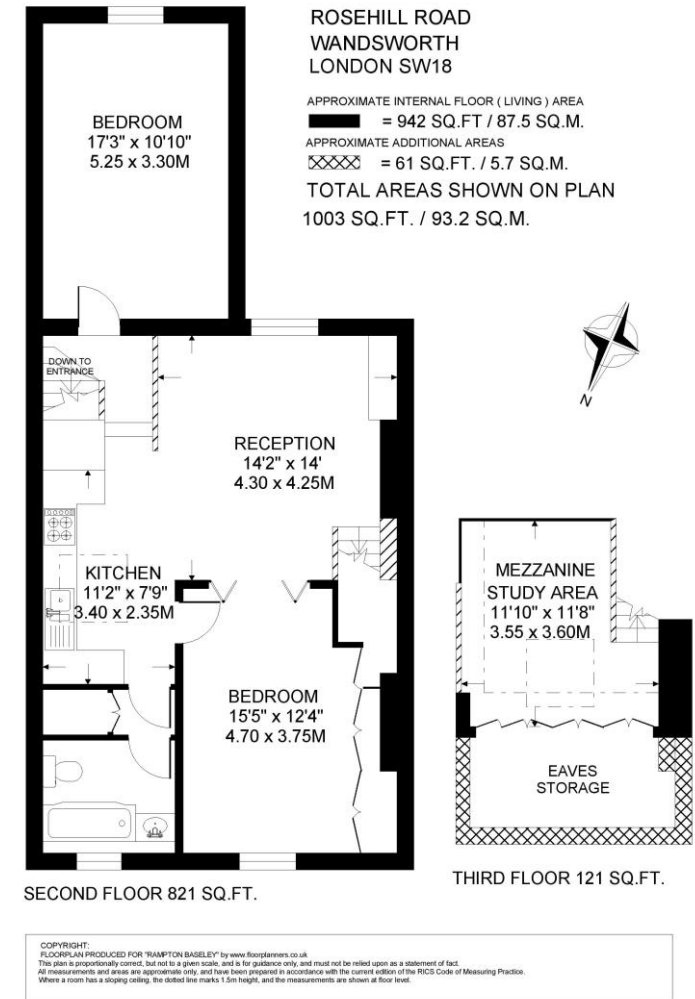
Rosehill Road is situated in a sought-after residential area to the south of Tonsley Hill, between Geraldine Road and St Ann's Crescent. The amenities of Wandsworth Town and St John's Hill are a short distance away, as are the open spaces of Wandsworth Common. Transport can be found at Clapham Junction Station and Wandsworth Town, which is within easy reach and provides direct links to central London via Waterloo and Victoria.

Council Tax Band: D | EPC: D | Tenure: Share of Freehold

**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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