



 RAMPTON
BASELEY

BELLEVUE ROAD, SW17 / LEASEHOLD

SW17 / LEASEHOLD

A FANTASTIC TWO-BEDROOM FLAT LOCATED ON THE POPULAR BELLEVUE ROAD. THE PROPERTY IS PRESENTED IN IMMACULATE DECORATIVE ORDER THROUGHOUT AND HAS A WONDERFUL SENSE OF LIGHT AND SPACE. THE PROPERTY FURTHER BENEFITS FROM AN OFF-STREET PARKING SPACE.

Arranged over the first and second floor of this attractive former bank building directly adjacent to Wandsworth Common. The spacious open-plan kitchen/reception room is on the first floor and has beautiful wooden flooring running throughout, bespoke cabinetry and large windows flooding the room with an abundance of light. There is also plenty of space for a dining table, creating the perfect space for everyday living and entertaining. The kitchen itself has been tastefully finished and boasts a range of wall and base units, integrated appliances and composite stone work surfaces. A modern family bathroom can also be found on this floor.

There are bedrooms on the second floor, including a superb, vaulted principal bedroom with a luxurious en-suite bathroom and built-in cupboards, together with a smaller second bedroom.

Bank House is positioned on Bellevue Road, on the corner of Wiseton Road. The open spaces of Wandsworth Common are across the road, with a fantastic selection of boutiques, coffee shops and restaurants nearby. Transport can be found at Wandsworth Common station with its fast links to Victoria and there are good state and private schools nearby subject to catchment and entrance each year.

Council Tax Band: D | EPC: C | Tenure: Leasehold | Length of Lease: 87 Years



TWO BEDROOMS | RECEPTION
ROOM | LEASEHOLD | BATHROOM |
EN SUITE BATHROOM | VIEWS OVER
THE COMMON | OFF-STREET
PARKING



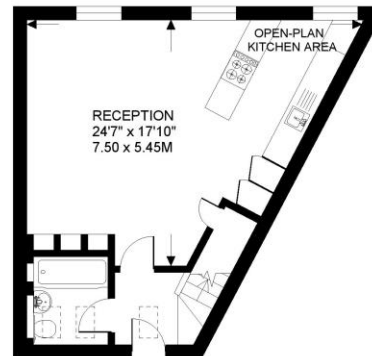
BANK HOUSE
BALHAM
LONDON SW17



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
816 SQ.FT. / 75.8 SQ.M.



FIRST FLOOR 382 SQ.FT.



SECOND FLOOR 434 SQ.FT.

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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.

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

