



**RAMPTON
BASELEY**

WOODBURY STREET, SW17 / FREEHOLD

THIS TWO-BEDROOM GARDEN FLAT IS ARRANGED OVER THE GROUND FLOOR OF AN ATTRACTIVE END-OF-TERRACE PERIOD PROPERTY. THE PROPERTY MEASURES APPROXIMATELY 747 SQUARE FEET AND IS WELL PRESENTED THROUGHOUT WITH A GOOD FEELING OF LIGHT AND SPACE AS WELL AS ITS OWN SPACIOUS PATIO GARDEN.

The reception room can be found to the front of the flat with large sash windows that allow in plenty of natural light, a feature fireplace and wooden flooring running throughout. The kitchen can be found towards the rear of the property and is finished with plenty of wall and base units, smart work surfaces and integrated appliances. A door opens out directly to the patio garden, which provides plenty of room for seating, perfect for al fresco dining and entertaining. A gate also provides access to the road adjacent to the flat, Bickley Street.

Two double bedrooms and a modern family bathroom comprise the rest of the accommodation with both bedrooms providing built-in storage space.

This charming flat is located on Woodbury Street. The open spaces of Tooting Common are approximately a 25-minute walk away, with the amenities of Tooting Broadway just a short walk away. Transport can be found nearby at Tooting Broadway underground station which offers an excellent link to the City. Furthermore, there are plenty of primary and secondary schools in the area (subject to catchment each year).

Council Tax Band: C | EPC: D | Tenure: 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

WOODBURY STREET
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

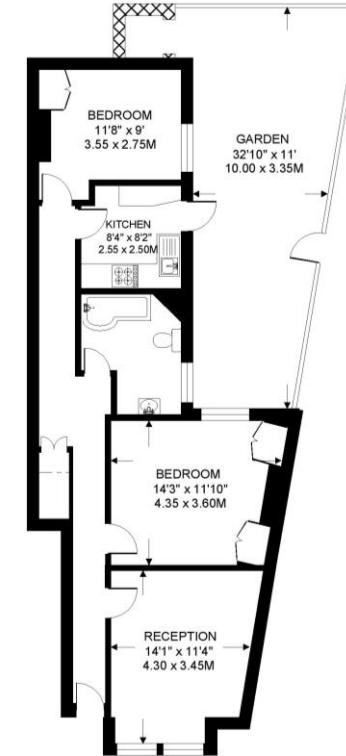
■ = 747 SQ.FT / 69.4 SQ.M.

APPROXIMATE ADDITIONAL AREAS

XXXX = 11 SQ.FT. / 1 SQ.M.

TOTAL AREAS SHOWN ON PLAN

758 SQ.FT. / 70.4 SQ.M.



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 PAS 98 Code of Measuring Practice.
Where a room has a sloping ceiling, the dashed line marks 1.5m height, and the measurements are shown at floor level.

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