



**RAMPTON
BASELEY**

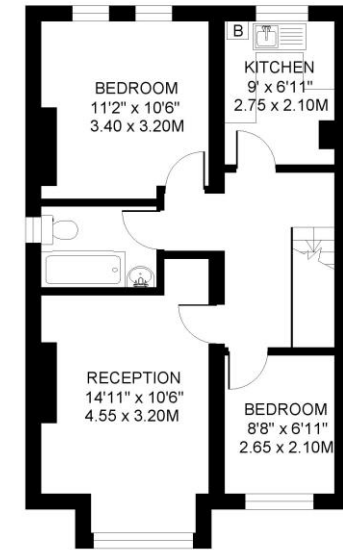
FIRCROFT ROAD, SW17 / SHARE OF FREEHOLD

OCCUPYING THE FIRST FLOOR OF THIS CONVERTED END TERRACE HOUSE, THIS TWO-BEDROOM FLAT OFFERS THE INCOMING PURCHASER AN OPPORTUNITY TO REFURBISH TO SUIT THEIR OWN TASTE AND NEEDS. THE PROPERTY BENEFITS FROM EXCELLENT NATURAL LIGHT AND MEASURES

The location is superb, positioned at the junction of Fircroft Road and Glenburnie Road, transport can be found at Tooting Bec tube with the open spaces of Wandsworth common and Tooting Bec Common within easy walking distance.

Council Tax Band: C | EPC: TBC | Tenure: Share Of Freehold | Length of Lease: (currently being extended)

FIRCROFT ROAD
LONDON SW17
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
560 SQ.FT / 52 SQ.M.



FIRST FLOOR

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FLOORPLAN PROVIDED FOR "RAMPTON BASELEY" by www.floorplans.co.uk
This plan is approximately 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

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