



**RAMPTON
BASELEY**

MANVILLE ROAD, SW17 / LEASEHOLD

LOCATED ON THE SOUGHT-AFTER MANVILLE ROAD IS THIS AIRY TWO-BEDROOM FLAT, SPREAD ACROSS THE FIRST FLOOR. MEASURING APPROXIMATELY 586 SQ FT, THE FLAT IS WELL PRESENTED THROUGHOUT, WITH GOOD PROPORTIONS AND BOASTS A LOVELY FEELING OF LIGHT AND SPACE.

Upon entering the property, you'll discover a well-lit reception room with a large window that floods both the kitchen and reception space with ample natural light. The kitchen features excellent wall and base units, integrated appliances, and ample work surfaces.

Both bedrooms can be found on the same floor and benefit from plenty of natural light due to the large windows. A bathroom with shower over bath completes this level.

Manville Road is a highly sought-after residential street, situated within The Heaver Estate. It is ideally placed for the many local shops and restaurants Balham has to offer. Balham's Underground station and Mainline stations are close by, as are the wide-open spaces of Tooting Bec Common and the area is also well served by many excellent schools and nurseries.

Council Tax Band: C | EPC: C | Tenure: Leasehold | Length of Lease: 147 years

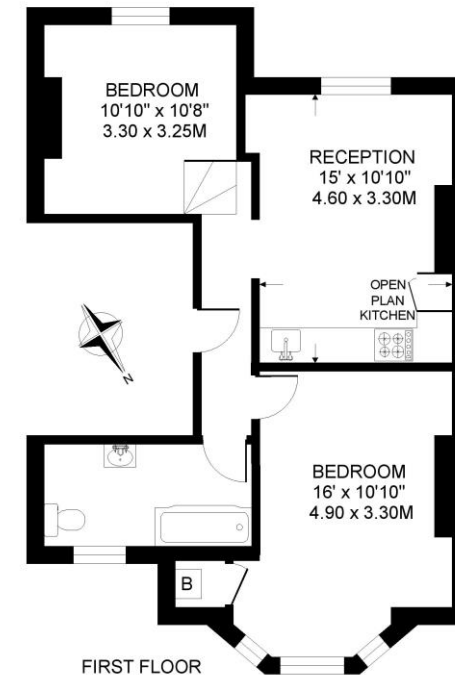
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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

MANVILLE ROAD
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
586 SQ.FT / 54.4 SQ.M.



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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.

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