



 RAMPTON
BASELEY

OXBOROUGH HOUSE, SW18 / LEASEHOLD

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POSITIONED ON THIS HIGHLY SOUGHT-AFTER RESIDENTIAL STREET IN A MODERN APARTMENT COMPLEX IS THIS SUPERB TWO-BEDROOM FLAT. SET ON THE FIFTH FLOOR, THIS IMMACULATE FLAT MEASURES APPROXIMATELY 802 SQ FT AND IS REMARKABLY LIGHT AND SPACIOUS WITH FAR-REACHING VIEWS. A HUGE DRAW TO THIS FANTASTIC FLAT IS THE PRIVATE BALCONY TERRACE WHICH IS IDEAL FOR ENTERTAINING.

The primary bedroom is located to the right-hand side of the hallway whilst the second bedroom is opposite the entrance. The larger of the two bedrooms benefits from large built-in wardrobes and plenty of space for additional furniture, whilst the second bedroom offers built-in storage cupboards. Both bedrooms have floor-to-ceiling windows which allow an exceptional amount of natural light into the property giving it a great open and airy feel. A modern bathroom with a bath and overhead shower separates the two bedrooms.

The bright open-plan kitchen / reception room is positioned to the front of the property and again boasts multiple large floor-to-ceiling windows allowing an abundance of natural light to flow into the property. The stylish modern kitchen has been finished to a high standard with a range of wall and base units as well as quality integrated appliances. This is a fantastic space for entertaining as well as everyday family living.

The private balcony, accessed from the reception room, is the perfect space for outdoor entertaining and al fresco dining during the summer months.

Additional built-in storage can be found in the hallway.

An underground parking space is also available to rent or buy.

This exclusive development is situated on Eltringham Street within close proximity of the excellent shops, restaurants and local amenities of Old York Road. Clapham Junction, Wandsworth Town and Wandsworth Bridge Road are a short walk away offering great transport connections as well as excellent bus routes to Chelsea and Fulham.

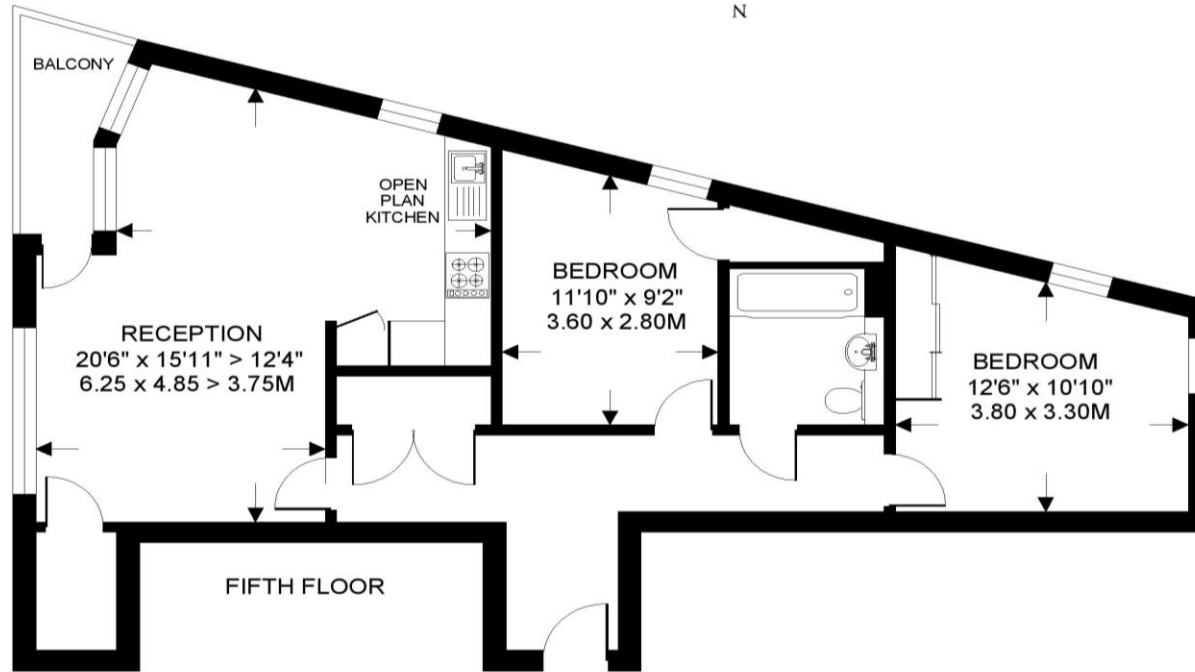
Council Tax Band: E | EPC: B | Tenure: Leasehold | Length of Lease: 116 years 4 months



**TWO BEDROOMS | BATHROOM |
OPEN PLAN KITCHEN / RECEPTION
ROOM | BALCONY**



OXBOROUGH HOUSE
LONDON SW18
 APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 802 SQ.FT / 74.5 SQ.M.



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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

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