



**RAMPTON
BASELEY**

NORTH SIDE WANDSWORTH COMMON, SW18 / SHARE OF FREEHOLD

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THIS IMMACULATE TWO-BEDROOM FLAT IS POSITIONED IN A HIGHLY SOUGHT-AFTER LOCATION JUST A STONE'S THROW FROM WANDSWORTH COMMON. SPREAD ACROSS THE ENTIRE TOP FLOOR, THE FLAT OFFERS APPROXIMATELY 1,048 SQ FT OF LIVING SPACE WITH A TREMENDOUS SENSE OF LIGHT AND SPACE THROUGHOUT AS WELL AS GREAT PROPORTIONS IN ALL PRINCIPAL ROOMS.

Beautiful communal stairs lead up to the front door of the property, where the entry room provides direct access to the secluded roof terrace that features bespoke wooden outdoor bench seating, outdoor heaters, automatic watering systems and views out over the large communal garden. There is also a smart bathroom with walk-in shower.

Up the stairs on the right are the two generously sized double bedrooms. Both bedrooms feature stunning fireplaces, large windows that flood the rooms with light, and built-in wardrobes, with the primary having a large floor-to-ceiling built-in. The beautiful main bathroom features exposed brick and wood beams, under floor heating, stunning fireplace, free-standing bath, and a walk-in shower.

At the front of the property the bespoke modern kitchen features high gloss wall and base units, Carrara marble countertops, fully integrated appliances, and access to the large loft space. A breakfast bar at the end of the bench enhances the spaces useability and makes it ideal for everyday living.

To the left is the large reception room, with ample space for separated dining area and living space. Filled with natural light from two large windows, the room features intricate coricing and a striking wood burning fireplace which can be converted to gas. A smart laundry room is conveniently positioned with space for side by side washing-machine and separate dryer, as well as ample floor-to-ceiling storage space.

The flat features high ceilings (10.5ft/3.2m) throughout providing a grand feeling to the property, extensive storage, and the current owners have installed acoustic glass to the front windows and double-glazed windows to the garden side windows. The landing features a remote-control sky light with rain sensors and a second access to the loft space. The property is connected to fibre-optic broadband, ideal for working from home.

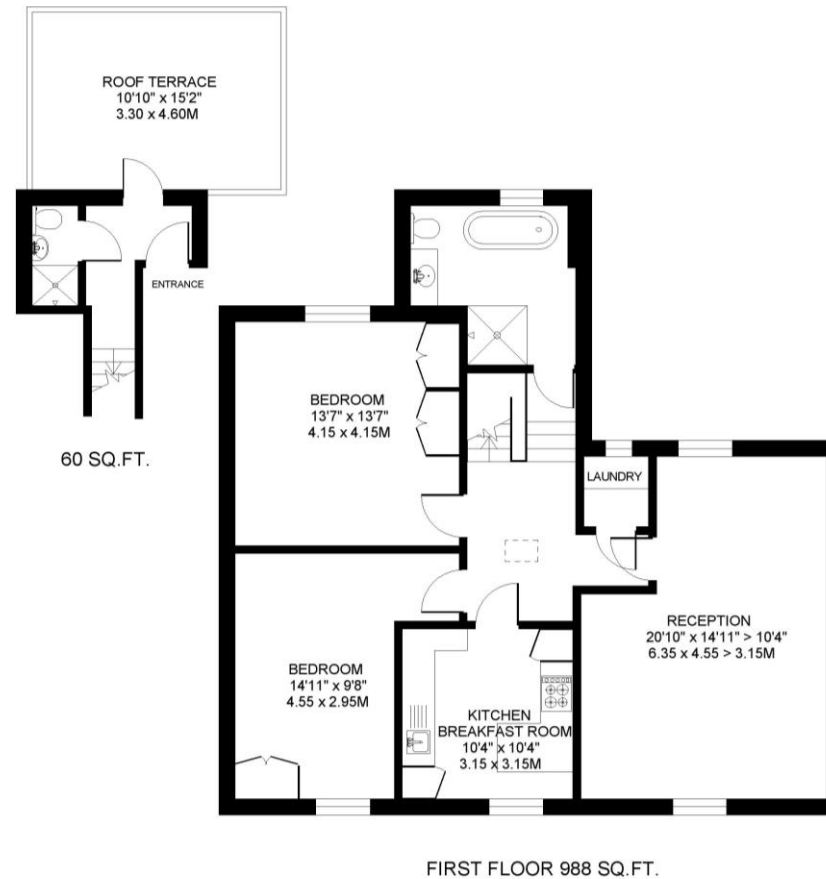
This stunning flat is situated on Wandsworth Common North Side near to Spencer Park and the open spaces of Wandsworth Common are just around the corner. Transport can be found at Clapham Junction which is approximately a 10-minute walk. There is an abundance of shops, bars, and restaurants nearby on Battersea Rise, St John's Hill and Northcote Road. Being sold chain free allowing for a smooth and quick sales process.

Council Tax Band: F | EPC: D | Tenure: Share of Freehold | Length of Lease: 990 years 4 months



TWO DOUBLE BEDROOMS |
TWO BATHROOMS |
KITCHEN/BREAKFAST ROOM
| RECEPTION/DINING ROOM
| ROOF TERRACE |
COMMUNAL GARDEN





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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.



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