



 RAMPTON  
BASELEY

BRODRICK ROAD, SW17 / LEASEHOLD



# SW17 / LEASEHOLD

**A FABULOUS TWO BEDROOM FLAT WITH A TRULY EXCEPTIONAL 157' REAR GARDEN ARRANGED OVER THE LOWER FLOORS ON AN ATTRACTIVE STUCCO FRONTED VICTORIAN HOUSE ON THIS ON THIS SOUGHT-AFTER RESIDENTIAL STREET, A STONE'S THROW FROM WANDSWORTH COMMON.**

Neutrally decorated throughout, accommodation comprises a bright, airy reception room with tall ceilings, attractive ceiling corning, wooden floors and a feature fireplace with built-in alcove storage. There is a spacious eat-in kitchen/breakfast room with a door to the garden, a large family bathroom to the rear together with a downstairs cloakroom and utility room. A spiral staircase leads to the lower ground floor with two double bedrooms, the second of which has glazed French doors with steps up to the garden.

Of particular note is the 157' private rear garden which features a large patio area with a built-in brick built BBQ and an exceptionally large lawned area with mature borders filled with plants and shrubs. It is unusual to find a flat with a garden of this size and it gives scope for an incoming buyer to extend and improve the property, subject to obtaining necessary permissions.

Brodrick Road is a highly sought-after residential street running between Trinity Road and Beechcroft Road, close to the green open spaces of Wandsworth Common and the shops, bars and restaurants on Bellevue Road. Transport can be found at Wandsworth Common station which provides quick and convenient access to central London via Victoria and Clapham Junction. Tooting Bec Underground station is also a short distance away, allowing easy access to the City via Bank (Northern line). There is a good selection of excellent state and private schools close by, including the ever popular Finton House on Trinity Road, subject to entry and catchment each year.

Please note the photographs were taken before the current tenancy.

Council Tax Band: C | EPC: D | Tenure: Leasehold | Length of Lease: 999



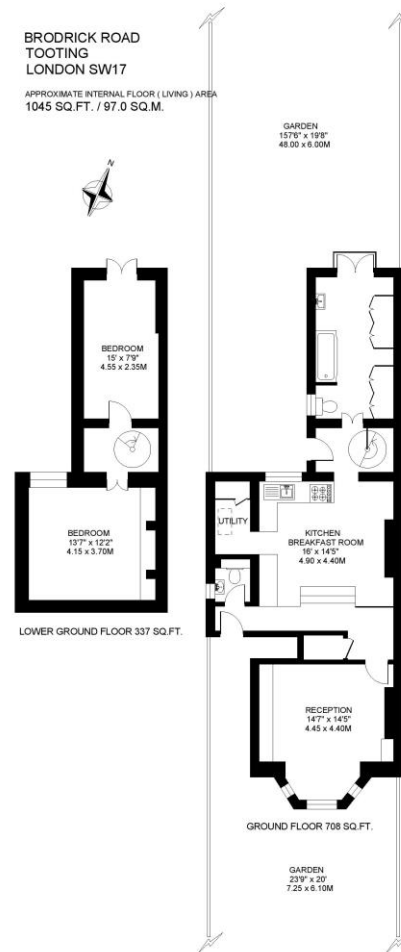
**TWO BEDROOMS | ONE BATHROOM  
| RECEPTION ROOM | GARDEN |  
FRONT GARDEN | UTILITY ROOM**







BRODRICK ROAD  
TOOTING  
LONDON SW17  
APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
1045 SQ.FT. / 97.0 SQ.M.



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The 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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