



 RAMPTON
BASELEY

CROCKERTON ROAD, SW17 / LEASEHOLD

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A STUNNING TWO BEDROOM GARDEN FLAT ARRANGED OVER THE GROUND FLOOR OF AN ATTRACTIVE AND IMPOSING DOUBLE-FRONTED VICTORIAN HOUSE ON THIS SOUGHT-AFTER RESIDENTIAL STREET, A STONE'S THROW FROM WANDSWORTH COMMON.

Beautifully presented throughout and offering over 1,000 sq ft of accommodation, the property benefits from its own front door and a 42' private garden.

There is a superb reception room at the front of the property with wonderful proportions, a great sense of volume enhanced by an attractive fireplace with marble surround and a raised study area. The sleek contemporary kitchen sits to the rear and opens onto a bright, airy dining area with exposed brick walls which in turn leads directly onto the garden.

There are two double bedrooms, including a generous principal bedroom with a range of built-in wardrobes together with a smart, modern family bathroom, set on the lower level, and separate cloakroom.

A useful utility room can be found in the basement/lower level, together with an additional room which is currently set up as an occasional single bedroom.

The property is conveniently located on Crockerton Road, between the junctions of Trinity Road and Beechcroft Road. The green open spaces of Wandsworth Common and Tooting Common are a short walk away, as are the amenities of Bellevue Road. Transport can be found at Tooting Bec Underground, which is a five-minute walk away, providing quick easy access to the City via Bank, whilst Wandsworth Common Rail Station is a 10-minute walk away, providing swift access into London Victoria Station.

Council Tax Band: E | EPC: X | Tenure: Leasehold | Length of Lease: 125 years



**TWO BEDROOMS | ONE BATHROOM
| KITCHEN | DINING ROOM |
RECEPTION ROOM | LEASEHOLD |
GARDEN**

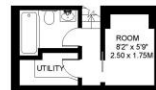


CROCKERTON ROAD
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
1006 SQ.FT / 93.5 SQ.M.



GROUND FLOOR 876 SQ.FT.



LOWER GROUND FLOOR 130 SQ.FT.

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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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