



 RAMPTON  
BASELEY

ST. ANN'S CRESCENT, SW18

LEASEHOLD



## SW18 / LEASEHOLD

**OCCUPYING THE ENTIRE GROUND FLOOR OF AN IMPOSING VICTORIAN TOWNHOUSE, THIS WONDERFUL FLAT HAS LOVELY FEELING OF LIGHT AND SPACE AND A GRANDEUR THAT YOU WOULDN'T NORMALLY EXPECT IN A FLAT OF THIS TYPE.**

Offering over 800 sq ft of beautifully presented accommodation arranged over the raised ground floor, the property features a stunning reception room with incredibly high ceilings, ornate ceiling cornices and two large arched sash windows with working shutters which flood the room with natural light. To the rear is a smart, modern semi-open plan kitchen.

There are two generous double bedrooms including a superb principal bedroom with a deep bay window with glazed double doors opening on to a balcony with stairs down to the communal garden. There is also a modern shower room and guest cloakroom.

Of particular note is the large, landscaped communal garden to the rear to which the property has direct access. There is also off-street parking for one car to the front of the property.

St Ann's Crescent is conveniently located within easy reach of East Hill. Both Wandsworth Town and Clapham Junction stations are easily accessible and provide quick and easy access to central London. A wide variety of cafes, restaurants, shops and bars can be found on Old York Road and the Southside Shopping Centre with larger shops, including Waitrose is also close at hand. A number of local schools and nurseries such as Newpark Montessori Nursery and School, Allfarthing Primary, Swaffield Primary and Wandsworth Independent Primary School are close by making the location ideal for families.

Council Tax Band: D | EPC: D | Tenure: Leasehold | Length of Lease: 957 years 8 months



**TWO BEDROOMS | RECEPTION  
ROOM | KITCHEN | FAMILY  
BATHROOM | SEPARATE W/C |  
COMMUNAL GARDEN**



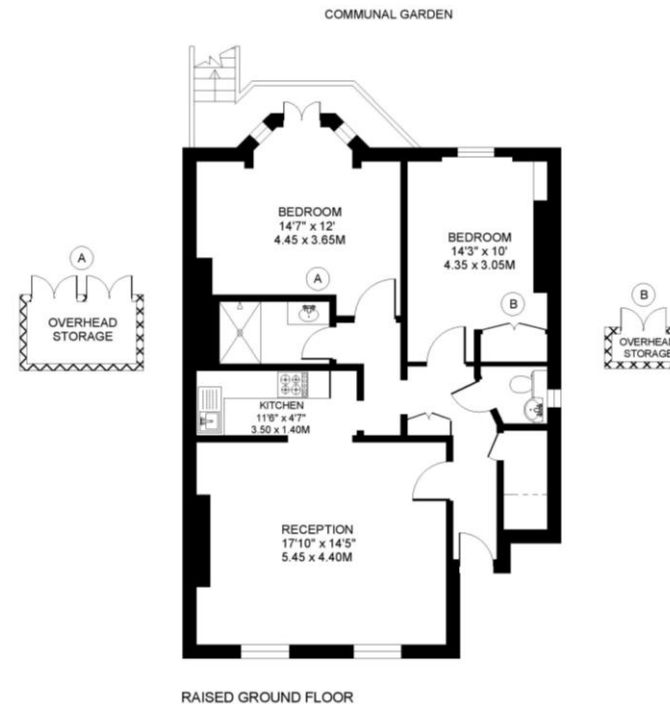


ST ANN'S CRESCENT  
WANDSWORTH  
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 = 829 SQ.FT / 77.0 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 = 44 SQ.FT. / 4.1 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 873 SQ.FT. / 81.1 SQ.M.



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 FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.co.uk  
 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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