



**RAMPTON
BASELEY**

DALEBURY ROAD, SW17 / SHARE OF FREEHOLD

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A STYLISH AND BEAUTIFULLY PRESENTED TWO BEDROOM FLAT ARRANGED OVER THE FIRST FLOOR OF AN ATTRACTIVE AND IMPOSING RED BRICK VICTORIAN HOUSE ON THIS SOUGHT-AFTER RESIDENTIAL STREET A SHORT DISTANCE FROM WANDSWORTH COMMON.

Bright and airy throughout, accommodation comprises a spacious south-facing reception room with high ceilings flooded with natural light by two large sash windows. There is a smart, modern kitchen to one side with integrated appliances, quartz work surfaces and a butlers sink. Both bedrooms are at the rear and have a pretty aspect overlooking neighbouring gardens, the larger of the two features bespoke fitted wardrobes and both are served by a stylish bathroom.

This fantastic flat is located on Dalebury Road, between the junctions of Trinity Road and Beechcroft Road. The open spaces of Wandsworth Common are a short walk away, as are the amenities of Bellevue Road and Balham. Transport can be found at Tooting Bec Underground station, which is under ten minutes' walk away and provides quick and easy access to the City via Bank. Wandsworth Common station with services to London Victoria is also close at hand.

Council Tax Band: D | EPC: X | Tenure: Share of Freehold |
Length of Lease: 955 years

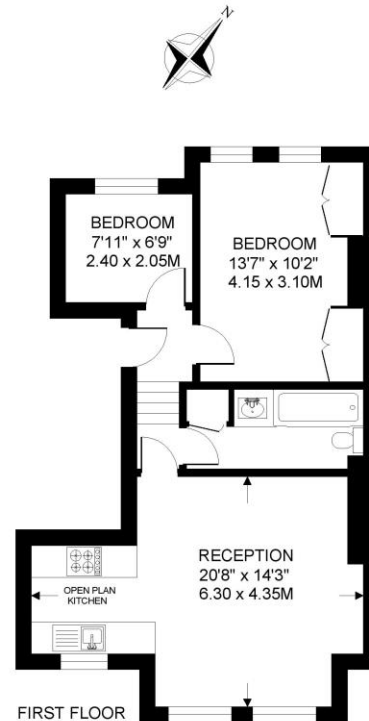


**TWO BEDROOMS | ONE
BATHROOM | RECEPTION ROOM |
OPEN PLAN KITCHEN | FIRST FLOOR**



DALEBURY ROAD
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
533 SQ.FT / 49.5 SQ.M.



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This plan is a computer-generated floor plan and should 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 surface has been 1.5m height, and the measurements are shown at that 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
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