



 RAMPTON
BASELEY

BELLEVUE ROAD, SW17 / LEASEHOLD

SW17 / LEASEHOLD

OCCUPYING THE FIRST FLOOR OF THIS NEWLY CONVERTED BUILDING IS THIS SUPERB TWO-BEDROOM FLAT. THE ACCOMMODATION MEASURES APPROXIMATELY 850 SQ FT ALL ON ONE LEVEL.

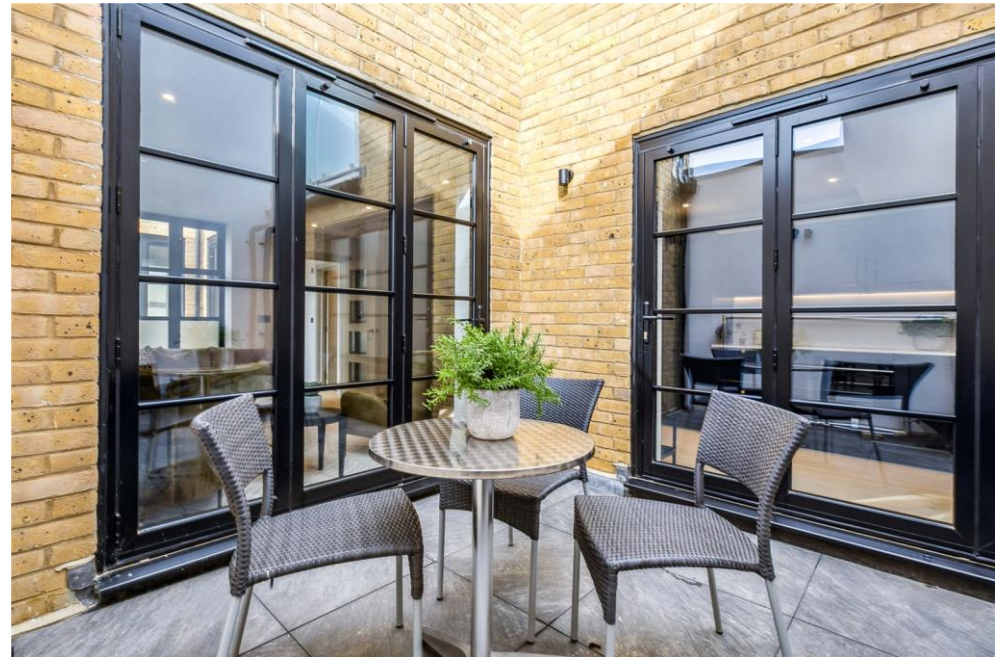
There are two double bedrooms both benefiting from fitted wardrobes. In addition, there is a shower room (en suite) and a separate family bathroom. To the rear of the property there is a spacious open plan kitchen/ reception room which is cleverly laid out into three distinct zones. A comfortable sitting area, a dining area, and a kitchen which boasts attractive quartz worksurfaces and integrated appliances. There is also a separate utility room/ laundry room accessed via the kitchen. Another huge draw to this fantastic property is the courtyard style roof terrace with bifold doors that open to the reception room as well as the kitchen area. The entire flat has been beautifully finished with high quality materials and fittings used throughout. The Old Studio is situated just off Bellevue Road and is accessed via security gates and a communal courtyard.

Bellevue Road is well known locally for its assortment of independent shops, bars, restaurants and coffee shops all of which have wonderful views across the open spaces of Wandsworth Common. Transport can be found at Wandsworth Common overland with its direct links to Victoria.

Council Tax Band: E | EPC: B | Tenure: Leasehold | Length of Lease: 999 years

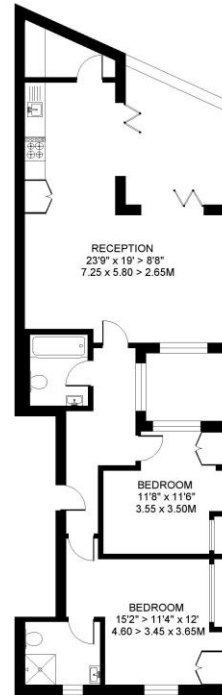


**TWO BEDROOMS | TWO
BATHROOMS | RECEPTION ROOM |
BALCONY | FIRST FLOOR | NEW
LEASE**



BELLEVUE ROAD
WANDSWORTH
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
850 SQ.FT / 79.0 SQ.M.



FIRST FLOOR

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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.



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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