



**RAMPTON
BASELEY**

BELLEVUE ROAD, SW17 / LEASEHOLD

SW17 / LEASEHOLD

A SUPERB APARTMENT ARRANGED OVER THE TOP FLOOR OF THIS NEWLY CONVERTED BUILDING.

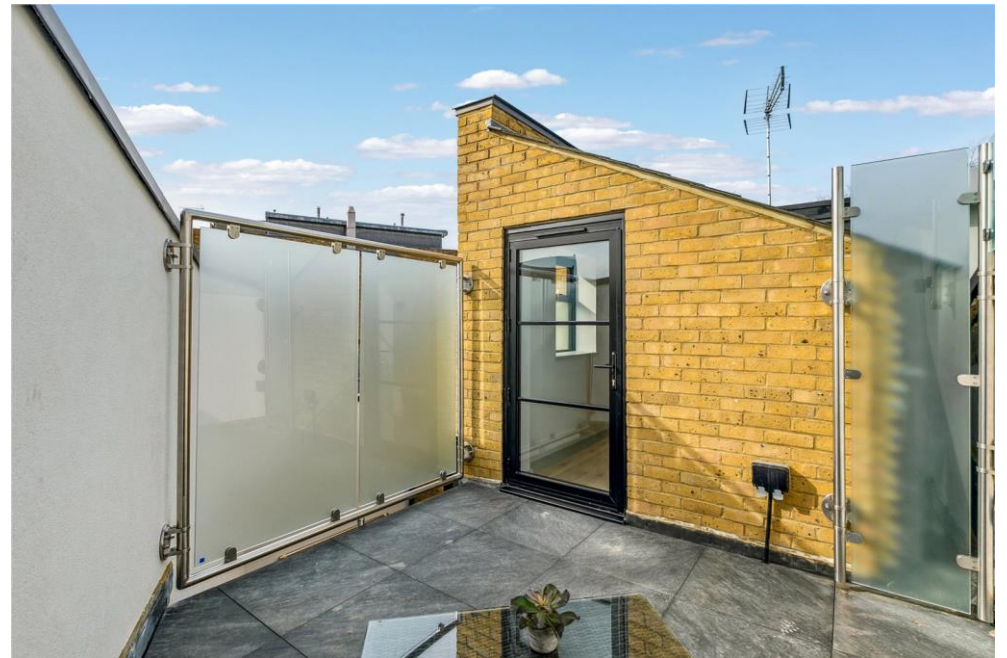
There are two bedrooms the larger of which benefits from fitted wardrobes. In addition, there is an attractive bathroom with bath and separate shower cubicle. The open plan kitchen reception room has an excellent layout with a comfortable sitting room, generous dining space and a well-equipped peninsular breakfast bar. The kitchen also benefits from attractive quartz work surfaces and integrated appliances. A glazed door leads from the dining area to a well proportioned roof terrace which is ideal for outdoor entertainment. The entire flat has been beautifully finished with high quality materials and fittings used throughout. Whilst the property forms part of a new conversion the accommodation has real character and a tremendous sense of natural light.

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: C | Tenure: Leasehold | Length of Lease: 999 years

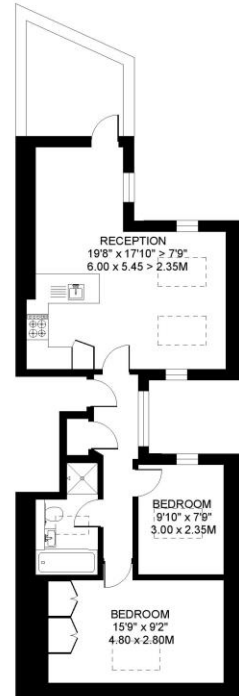


**TWO BEDROOMS | ONE BATHROOM
| RECEPTION ROOM | BALCONY |
SECOND FLOOR | NEW LEASE**



BELLEVUE ROAD
WANDSWORTH
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
628 SQ.FT / 58.3 SQ.M.



SECOND 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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