



 RAMPTON
BASELEY

TRANMERE ROAD, SW18 / LEASEHOLD

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THIS BEAUTIFULLY PRESENTED THREE-BEDROOM MAISONETTE ON THE SOUGHT-AFTER TRANMERE ROAD, OFFERS APPROXIMATELY 1,263 SQ FT OF THOUGHTFULLY DESIGNED ACCOMMODATION. THE WONDERFUL, 49' GARDEN IS OF PARTICULAR NOTE, AS IS THE IMMACULATE, CONTEMPORARY FINISH THROUGHOUT.

The entrance leads onto the heart of the home; the stunning kitchen/breakfast room. Situated at the rear of the property, this light and stylish, dual aspect room boasts an impressive central island and breakfast bar, engineered wooden floors, modern wall and base units as well as access to the charming garden. Carefully landscaped, with both paved and raised decked areas along with an artificial grass lawn and gorgeous mature flower beds, this garden offers the perfect place for al fresco dining and gardening.

At the centre of this home is a sophisticated bathroom complete with a cast-iron feature fireplace, roll top bath, and separate shower. Adjacent is the first of the three excellent double bedrooms, also featuring a period fireplace. The elegant, neutral décor that runs throughout the property continues in the bright living/dining room. Running the width of the front of the property, the room showcases two feature windows that flood the room with natural light, a fireplace and built-in cabinetry that flanks the chimney breast as well as ample space for comfortable seating and dining.

The superb principal suite is located on the second floor. This generous room has plenty of natural light, built-in wardrobes, and a luxurious en suite bathroom. A smart third double bedroom with extensive eaves storage completes this property.

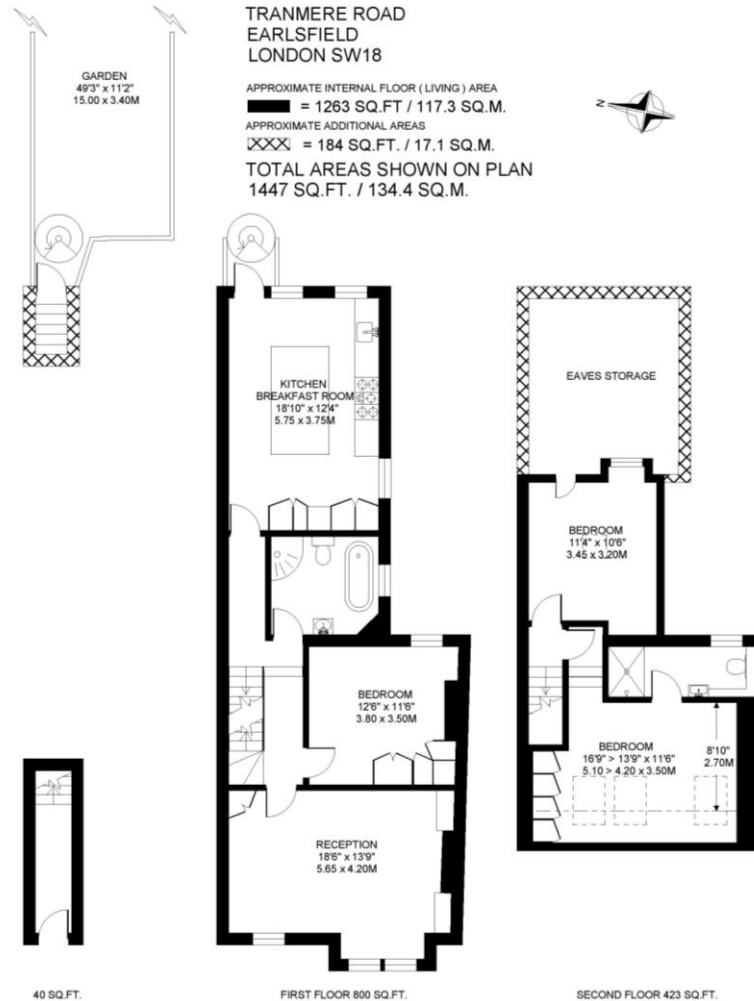
Situated on the popular Tranmere Road, this delightful home is well placed for the green, open spaces of Wandsworth Common and King George's Park as well the amenities of the vibrant Garratt Lane and the more extensive shopping of The Southside Centre nearby. Earlsfield station is just a short walk away and connects this lovely corner of south-west London with Central London in just 15 minutes. A number of popular schools are also within easy reach, subject to catchment each year.

Council Tax Band: D | EPC: C | Tenure: Leasehold



**KITCHEN/BREAKFAST ROOM |
RECEPTION ROOM | THREE DOUBLE
BEDROOMS | TWO BATHROOMS |
GARDEN**





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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.



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