



**RAMPTON
BASELEY**

TRANMERE ROAD, SW18 / SHARE OF FREEHOLD

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THIS ATTRACTIVE, ONE-BEDROOM FLAT LOCATED ON THE SOUGHT-AFTER TRANMERE ROAD OFFERS APPROXIMATELY 753 SQ FT OF LIGHT AND BRIGHT ACCOMMODATION WITH FANTASTIC POTENTIAL. SMART, NEUTRAL DÉCOR RUNS THROUGHOUT THE PROPERTY AND THE LARGER THAN AVERAGE GARDEN IS A SUPERB BENEFIT.

To the left of the hallway lies the elegant reception room boasting bespoke painted cabinetry that flanks the chimney breast and a period bay window that floods the room with natural light. Positioned adjacent is the well-appointed double bedroom benefitting from built-in wardrobes and a sash window looking out to the side return. A generous, contemporary bathroom is found at the centre of the property.

Located at the rear of the flat is the charming, dual aspect kitchen/breakfast room. This bright and airy room features plenty of wall and base units as well as space for a breakfast table and access to the wonderful garden. With both paved and decked areas alongside a central lawn and flower bed with mature shrubs, the garden offers the perfect place for al fresco dining and gardening. A cellar provides useful storage and completes this lovely home.

The property is one of the few that remain unextended on the road and has planning permission for extension in place, offering an excellent opportunity for any incoming buyer to make it their own.

Situated on the popular Tranmere Road, this delightful flat 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 pretty corner of south-west London with Central London in just 15 minutes.

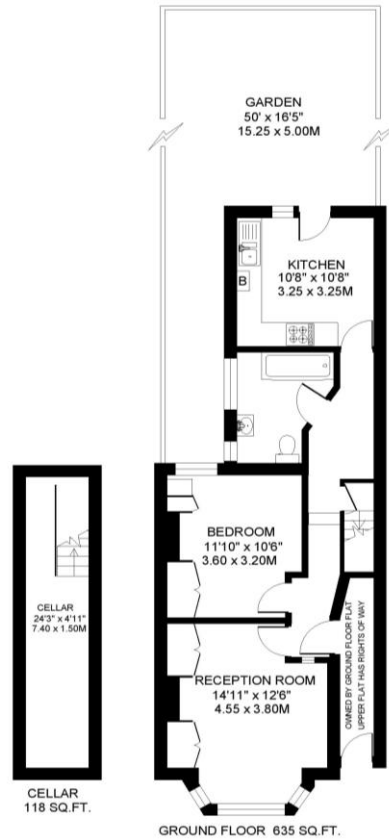
Council Tax Band: C | EPC: C | Tenure: Share of Freehold | Planning Application Number: 2021/2067 | Planning Permission End Date: July 2024



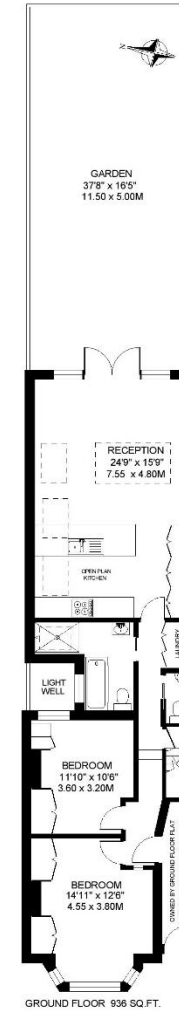
**RECEPTION ROOM |
KITCHEN/BREAKFAST ROOM |
BEDROOM | BATHROOM | GARDEN
| CELLAR | PLANNING PERMISSION**



TRANMERE ROAD
WANDSWORTH
LONDON SW18
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
753 SQ.FT / 69.9 SQ.M.



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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.



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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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