



 RAMPTON  
BASELEY

LONGLEY ROAD, SW17 / LEASEHOLD

# RAMPTON BASELEY

LOCATED ON THE GROUND FLOOR IS THIS BRIGHT, TWO-BEDROOM FLAT MEASURING APPROXIMATELY 537 SQ FT. THE FLAT IS WELL PRESENTED AND HAS A LOVELY FEELING OF LIGHT THROUGHOUT WITH POTENTIAL FOR FURTHER DEVELOPMENTS, SUBJECT TO PLANNING PERMISSION. THE FLAT ALSO BENEFITS FROM A SPACIOUS 36 FT GARDEN.

Upon entering the property, you will discover a well-lit reception room with a large window that floods the space with natural light. There are two double bedrooms that each benefit from storage space and plenty of light. The kitchen itself has been beautifully finished with excellent quality wall and base units, as well as integrated appliances and plenty of storage space. A modern bathroom featuring a shower over the bath completes the accommodation. The garden is laid with both patio and grass and is surrounded by mature borders giving it a good sense of privacy and making it ideal for al fresco dining and entertaining in the summer months.

The open spaces of Tooting Common are approximately a 25-minute walk away, with the amenities of Tooting Broadway just a short walk away. Transport can be found nearby at Tooting Broadway Underground station which offers an excellent link to the City.

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

**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

LONGLEY ROAD  
LONDON SW17  
APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
= 537 SQ.FT / 49.9 SQ.M.  
APPROXIMATE ADDITIONAL AREAS  
XXX = 18 SQ.FT. / 1.7 SQ.M.  
TOTAL AREAS SHOWN ON PLAN  
555 SQ.FT. / 51.6 SQ.M.



CONSENT:  
This floor plan was produced by Rampton Baseley Estate Agents. It is not intended to be used as a contract or a statement of fact. It is for guidance purposes only and may not be to scale. It is not intended to be used as a contract or a statement of fact. It is for guidance purposes only and may not be to scale. It is not intended to be used as a contract or a statement of fact. It is for guidance purposes only and may not be to scale.

## RAMPTON BASELEY OFFICES

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