



**RAMPTON  
BASELEY**

NORTH SIDE WANDSWORTH COMMON, SW18 / SHARE OF FREEHOLD

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**THIS BEAUTIFUL TWO-BEDROOM FLAT IS LOCATED A STONE'S THROW FROM WANDSWORTH COMMON. ON THE FIRST FLOOR, THE FLAT OFFERS APPROXIMATELY 687 SQ FT OF LIVING SPACE WITH A TREMENDOUS SENSE OF LIGHT AND SPACE THROUGHOUT.**

The large reception room features intricate cornicing and ceiling rose, a striking fireplace which is flanked with bespoke cabinetry and shelving. The room is flooded with natural light from a large bay window which has been fitted with full double glazed acoustic glass (this is found throughout the entire property).

At the rear of the property is the modern kitchen with shaker style wall and base units, along with integrated kitchen appliances. There is also space for integrated laundry appliances within the kitchen. The room features wooden flooring and plenty of space for a dining area.

The two double bedrooms have a light and airy feel, with the primary bedroom featuring a bay window. Both rooms have carpeted flooring, built in wardrobes and secondary acoustic glazing, with the second bedroom featuring two wardrobes. The bathroom features a bath with overhead shower.

This stunning flat is situated on Wandsworth Common North Side near to Spencer Park and the open spaces of Wandsworth Common are just around the corner. Transport can be found at Clapham Junction which is approximately a 10-minute walk. There is an abundance of shops, bars and restaurants nearby on Battersea Rise, St John's Hill and Northcote Road.

Council Tax Band: C | EPC: C | Tenure: Share of Freehold | Length of Lease: 967 years



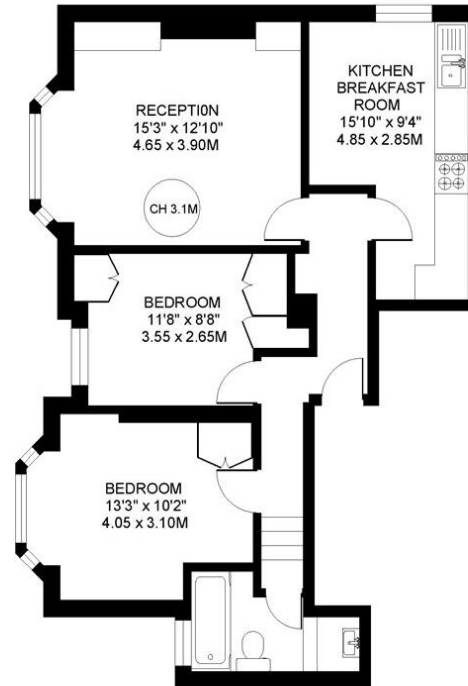
**TWO BEDROOMS | RECEPTION |  
KITCHEN/BREAKFAST ROOM |  
BATHROOM**







APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
687 SQ.FT / 63.8 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  
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## RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111  
BELLEVUE ROAD SW17 | 020 3846 0999  
BALHAM HIGH ROAD SW17 | 020 8767 7079  
GARRATT LANE SW18 | 020 8879 6205

[www.ramptonbaseley.com](http://www.ramptonbaseley.com)

