



 RAMPTON  
BASELEY

WAYNFLETE STREET, SW18 / LEASEHOLD

**THIS BEAUTIFULLY PRESENTED, ONE-BEDROOM APARTMENT LOCATED IN A QUIET CUL-DE-SAC ON THE SOUGHT-AFTER WAYNFLETE STREET, OFFERS APPROXIMATELY 544 SQ FT OF LIGHT AND STYLISH ACCOMMODATION AS WELL A COMMUNAL GARDEN.**

To the right of the hallway is the elegant reception/dining room. Richly decorated with feature windows that flood the room with light as well as ample room for comfortable seating and dining areas, it provides the perfect place for everyday living and entertaining.

The bright and airy contemporary kitchen is found at the rear of the property and is finished with plenty of wall and base units and integrated appliances. A paved communal garden also offers a lovely option for al fresco dining.

The smart, neutral décor continues in the well-appointed double bedroom and a luxurious bathroom completes this delightful home. The added benefit of off-street parking is available via a permit.

This fantastic flat is located in St. Andrew's Court, in the heart of Earlsfield, and is within easy access of the green, open spaces of Wandsworth Common, King George's Park and Garratt Green. The amenities, bars and restaurants of the vibrant Garratt Lane are just a short walk away. Transport links are brilliant, with Earlsfield station connecting this popular south-west London neighbourhood with Central London in just 15 minutes.

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

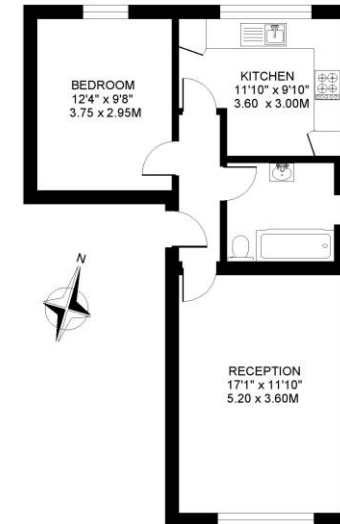
**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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

ST ANDREWS COURT  
WANDSWORTH  
LONDON SW18

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
544 SQ.FT / 50.5 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.

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