



 RAMPTON  
BASELEY

LITTLE DIMOCKS, SW12 / LEASEHOLD

LOCATED WITHIN A SHORT WALK TO BALHAM UNDERGROUND STATION IS THIS LOVELY ONE-BEDROOM FLAT MEASURING APPROXIMATELY 496 SQ FT.

The bright and airy reception room, featuring a double aspect window that provides an abundance of natural light comfortably allows for both living and dining space. The kitchen is complete with wall and base units and offers plenty of storage space.

The spacious double bedroom found adjacent to the reception room, also benefits from plenty of natural light and its size allows for a flexible arrangement of the bed and ample storage. The bathroom is located opposite the bedroom.

The flat is well positioned for a short walk to Balham Underground station with its excellent transport links into the City. The local shops, bars, restaurants, and the green open spaces of Tooting Common are also within easy walking distance. There is an excellent choice of both private and state schools nearby.

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

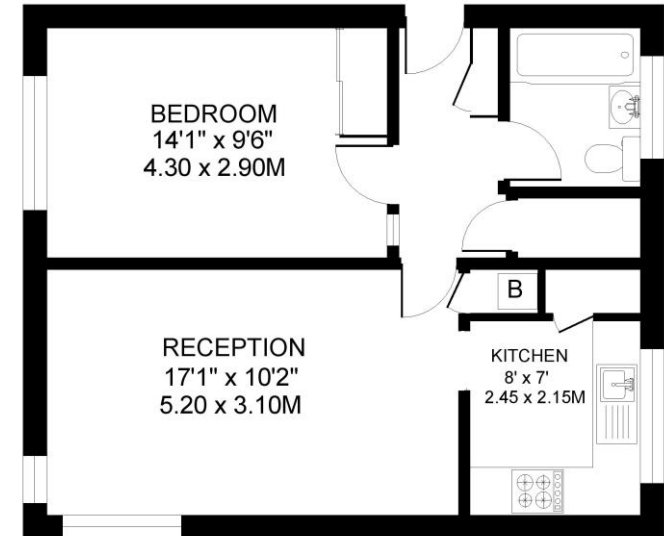
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ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

## LITTLE DIMMOCKS LONDON SW12

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
496 SQ.FT / 46.1 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.

## RAMPTON BASELEY OFFICES

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

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