



**RAMPTON
BASELEY**

THORNTON AVENUE, SW2 / LEASEHOLD

LOCATED ON THE SECOND FLOOR IS THIS BEAUTIFUL ONE-BEDROOM FLAT MEASURING APPROXIMATELY 345 SQ FT. THE FLAT IS IMMACULATELY PRESENTED WITH A WONDERFUL FEELING OF LIGHT THROUGHOUT.

The bright reception room and kitchen can be found as you walk into the property with large sash windows allowing in a abundance of natural light. The kitchen itself has been beautifully finished with excellent quality wall and base units and integrated appliances, offering plenty of storage.

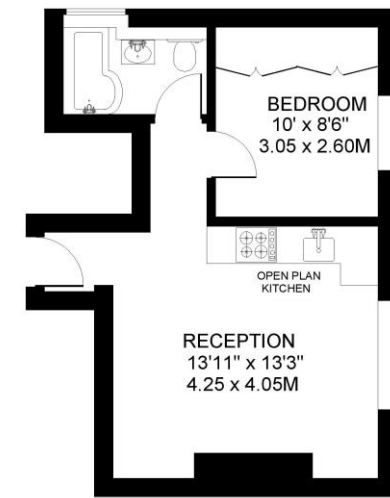
The double bedroom offers built-in wardrobes with ample room for storage, along with a large window allowing natural light to flood throughout. A modern bathroom with bath completes the accommodation.

This flat is located on the junction of Thornton Avenue and Kirkstall Road. The open spaces of Tooting Bec Common are a short walk away, as are the local amenities of Balham High Road and Streatham Hill.

Council Tax Band: B | EPC: E | 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.

THORNTON AVENUE
LONDON W4
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
345 SQ.FT / 32 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 BS25 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

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