



**RAMPTON
BASELEY**

WALDRON ROAD, SW18 / LEASEHOLD

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THIS FANTASTIC FOUR-BEDROOM PROPERTY LOCATED ON THE POPULAR WALDRON ROAD, OFFERS APPROXIMATELY 1,381 SQ FT OF BRIGHT AND SPACIOUS ACCOMMODATION ARRANGED OVER TWO FLOORS. BEAUTIFULLY MAINTAINED, IT BENEFITS FROM GOOD PROPORTIONS IN ALL THE PRINCIPAL ROOMS, A STUDY AND A WONDERFUL, 40 FT, SOUTH-FACING GARDEN.

To the left of the entrance hall and at the front of the property is an elegant reception room, showcasing a period feature fireplace, bespoke built-in cabinetry that flanks the chimney breast, and a large period bay window that floods the room with natural light. Adjacent are a study and a well-proportioned double bedroom which also features an attractive period fireplace and sash window.

At the rear of the property is the charming, dual aspect kitchen/breakfast room. This bright and airy room features stylish parquet flooring and plenty of wall and base units as well as space for a dining table and access to the lovely south-facing garden. Accessed by steps, this mature and sunny garden provides the perfect place for gardening and al fresco dining and entertaining. A second bedroom and smart bathroom complete this floor.

On the second floor are found the two further double bedrooms, including the principal, and a contemporary shower room. The stunning principal bedroom features sophisticated, neutral décor and built-in wardrobes as well as skylights and a beautiful Juliet balcony overlooking the garden. Both bedrooms also benefit from excellent storage space in the eaves.

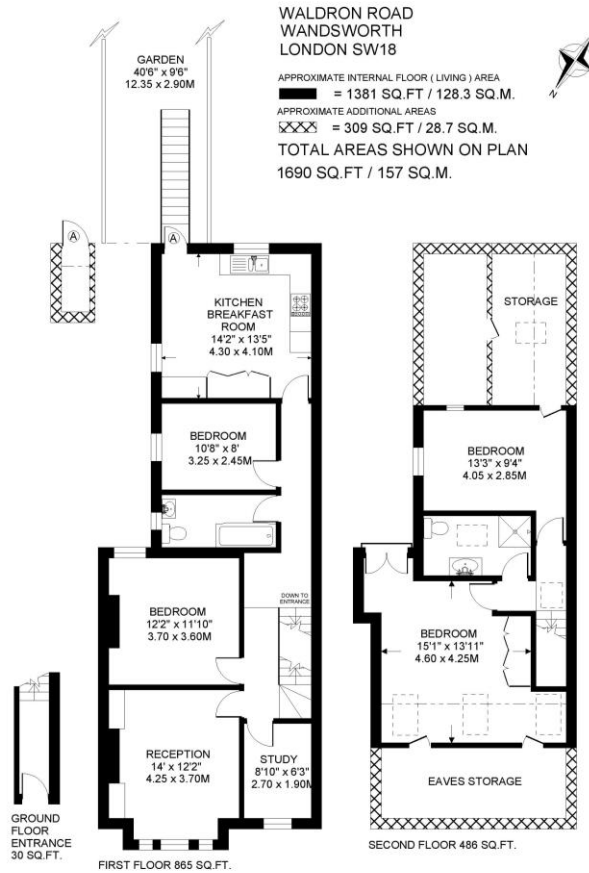
Situated on the tree-lined Waldron Road, this delightful home is well placed for the green, open spaces of Wandsworth Common and King George's Park as well the amenities of the vibrant Garratt Lane and the more extensive shopping of The Southside Centre nearby. Earlsfield station is just a short walk away and connects this pretty corner of south-west London with Central London in just 15 minutes. A number of popular schools are also within easy reach, subject to catchment each year.

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



**RECEPTION ROOM |
KITCHEN/BREAKFAST ROOM | STUDY
| FOUR BEDROOMS | TWO
BATHROOMS | GARDEN | EAVES
STORAGE**





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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 that 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 WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

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