



 RAMPTON
BASELEY

MONTRELL ROAD, SW2 / LEASEHOLD

LOCATED ON THE GROUND FLOOR OF A CONVERTED VICTORIAN TERRACE IS THIS LIGHT AND BRIGHT ONE BEDROOM FLAT MEASURING APPROXIMATELY 454 SQ FT FEATURING HIGH CEILINGS THROUGHOUT AND A PRIVATE WEST FACING DECKED PATIO.

The property opens to a central hall and to the front is a spacious open plan kitchen reception room, boasting a large bay window that floods the space with an abundance of natural light, and wooden flooring. The kitchen benefits wall and base units, a wooden benchtop, and modern integrated appliances. There is ample space for a large dining table and sofa, making it an ideal space for everyday living and entertaining.

A large double bedroom showcases glass French doors that open out to the private sun filled courtyard garden with decking. A family bathroom with a shower over bath completes the accommodation.

Montrell Road is a delightful residential road located close to the open spaces of Tooting Bec Common. Streatham High Road, with its excellent and varied amenities, is within easy reach and transport is great with Streatham Hill overground station being close by.

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

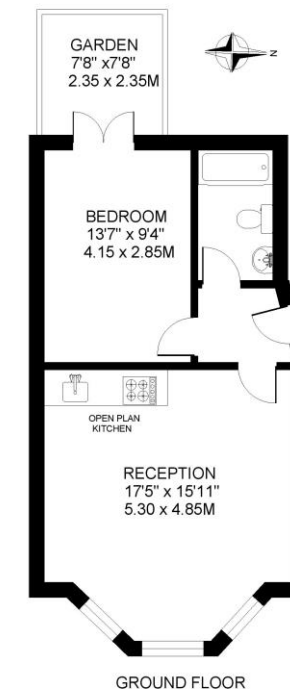
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

MONTRELL ROAD
LONDON SW2

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
454 SQ.FT. / 42.1 SQ.M.



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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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