



 RAMPTON
BASELEY

BRODRICK ROAD, SW17
/ SHARE OF FREEHOLD

SITUATED ON THE TOP FLOOR OF A CONVERTED END OF TERRACE HOUSE CLOSE TO WANDSWORTH COMMON IS THIS SUPERB SPILT LEVEL TWO-BEDROOM FLAT. MEASURING APPROXIMATELY 818 SQUARE FEET THE PROPERTY BOASTS GOOD PROPORTIONS AND A GREAT SENSE OF NATURAL LIGHT THROUGHOUT.

To the front of the property is a light and spacious bedroom, with a large window and built-in wardrobes. A bright conservatory area with storage is located off the central hall. A bright reception room is centrally located, boasting a large sash window, a period feature fireplace and bespoke built-in cabinetry. Towards the rear is an eat in kitchen fitted with plenty of wall and base units, modern integrated appliances and smart wooden work surfaces. A bathroom with a shower over bath and built-in storage completes the second floor, and above is a study/second bedroom with ample eaves storage.

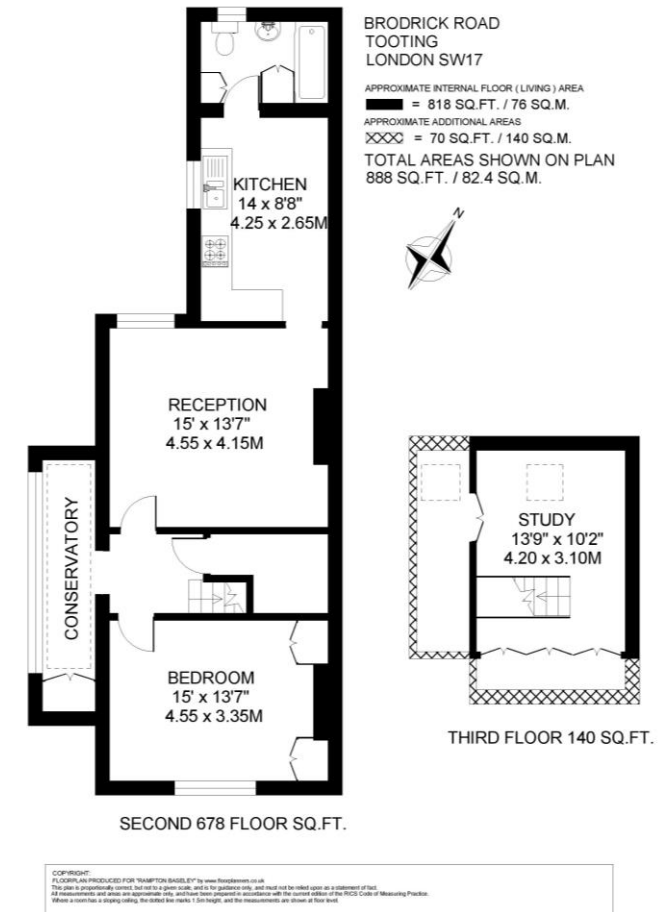
Brodrick Road is a sought-after residential street running between Trinity Road and Beechcroft Road, close to Wandsworth Common. The amenities of Bellevue Road are nearby, as are the transport links at Wandsworth Common Overground station.

Council Tax Band: E | EPC: E | Tenure: Share of Freehold

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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