



**RAMPTON
BASELEY**

GREEN WAY BUILDING, SW15 / LEASEHOLD

JUST A TEN-MINUTE WALK AWAY FROM THE GLORIOUS OPEN-SPACES OF RICHMOND PARK, THIS INCREDIBLE ONE-BEDROOM FLAT OFFERS APPROXIMATELY 534 SQ FT OF RECENTLY REDECORATED ACCOMMODATION AS WELL AS THE SUPERB BENEFIT OF TWO BEAUTIFUL GARDENS.

The entrance hallway opens onto the stunning, open-plan kitchen/living room. Featuring wooden floors, impressive ceiling heights and floor-to-ceiling glass doors that flood the room with an abundance of natural light and open out to the first garden, perfect for al fresco dining and entertaining. The kitchen itself is finished with contemporary wall and base units and integrated appliances, as well as a unique mezzanine storage level above.

The light and airy feel continues in the bedroom which benefits from built-in wardrobes and access out to the second, lovely garden. A modern bathroom, built-in storage and off-street parking complete this delightful property.

In this leafy corner of Roehampton, the iconic greenery of Richmond Park is on your doorstep and the Roehampton Club is also within easy access. Barnes station provides transport in and out of central London and the excellent access the A3 offers is just round the corner.

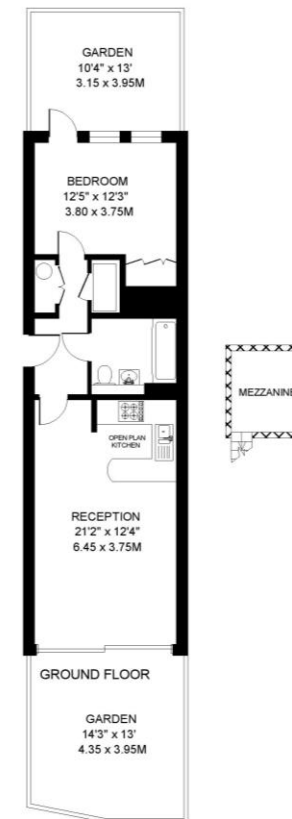
Council Tax Band: C | EPC: B | Tenure: Leasehold | Please note the images are of the show flats and are for illustrative purposes only

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

GREENWAY BUILDING
LONDON SW15
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 534 SQ.FT. / 49.6 SQ.M.
APPROXIMATE ADDITIONAL AREAS
K.X.X = 45 SQ.FT. / 4.1 SQ.M.
TOTAL AREAS SHOWN ON PLAN
579 SQ.FT. / 53.7 SQ.M.



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FLOOR PLAN PROVIDED FOR "RAMPTON BASELEY" by www.Ramptonbaseley.co.uk
This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a substitute of fact.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the BS5533 Code of Measuring Practice.
Where a room has a sloping ceiling, the dotted line marks 1.9m height, and the measurements are shown at that level.

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