



**RAMPTON
BASELEY**

EAST HILL, SW18 / LEASEHOLD

SW18 / LEASEHOLD

AN IMMACULATE AND BEAUTIFULLY PRESENTED TWO BEDROOM GARDEN FLAT WITH A SEPARATE GARDEN STUDIO IN THE EVER POPULAR "TONSLEYS" AND CLOSE TO WANDSWORTH COMMON.

Offering almost 1,100 sq ft of accommodation (including studio), the property is set back from the road and has its own entrance from the street. The heart of the home is the wonderfully bright and airy open-plan reception/kitchen/dining space to the rear overlooking the garden. Lit from above by four large roof lights, there is a smart "Shaker" style kitchen to one side, there is ample room to sit eat and entertain. Full width bi-folding doors lead to the garden and there is also access to a delightful courtyard.

There are two generous double bedrooms including a sizeable principal bedroom with a large bay window, a pretty fireplace and a range of fitted storage, together with a smart family bathroom adjacent to the second bedroom.

Of particular note is the wonderful 37' garden, with a large, paved patio, ideal for al-fresco entertaining in the warmer summer months with steps up to a lawned area. To the rear of the garden, is a well-appointed 172 sq ft garden studio with additional garden storage.

Backing on to the "Tonsleys", East Hill is moments away from the green open spaces of Wandsworth Common and the amenities of Old York Road, with its village-like atmosphere and array of popular independent shops, restaurants and bars. Southside shopping centre, with its varied shopping facilities, including a large Waitrose and cinema complex is within easy reach. The nearest station can be found at Wandsworth Town, which is a short distance away and provides quick and easy access to central London via Clapham Junction and Waterloo.

Council Tax Band: C | EPC: C | Tenure: Leasehold | Length of Lease: 957 years



**TWO BEDROOMS | ONE BATHROOM
| RECEPTION ROOM | GARDEN |
GARDEN STUDIO**

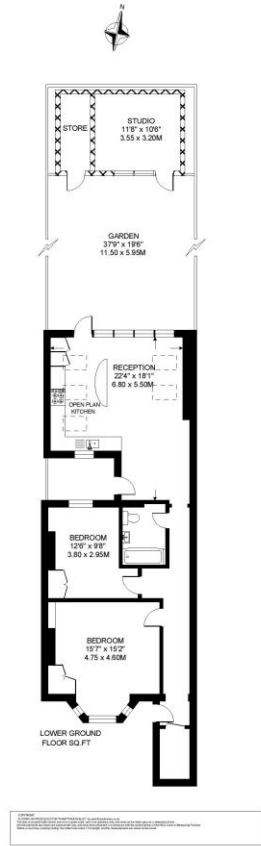


EAST HILL
 WANDSWORTH
 LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■ = 920 SQ.FT / 85.5 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 ▨ = 172 SQ.FT / 16 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 1092 SQ.FT / 101.5 SQ.M.



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

RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111
 BELLEVUE ROAD SW17 | 020 3846 0999
 BALHAM HIGH ROAD SW17 | 020 8767 7079
 GARRATT LANE SW18 | 020 8879 6205

www.ramptonbaseley.com

