



 **RAMPTON
BASELEY**

ABOYNE ROAD, SW17 / LEASEHOLD

LOCATED ON THE RESIDENTIAL ABOYNE ROAD AND ON THE DOORSTEP OF GARRATT GREEN IS THIS STYLISH ONE-BEDROOM FLAT. THIS ATTRACTIVE PROPERTY OFFERING APPROXIMATELY 560 SQ FT OF ACCOMMODATION IS WELL-PROPORTIONED AND FILLED WITH LIGHT THROUGHOUT.

At the end of the entrance hall lies the excellent kitchen/living room. The kitchen itself is finished with plenty of contemporary wall and base units and includes integrated appliances, ample work surfaces and fantastic built-in storage. Finished to the same high standard as the rest of the flat, comfortable seating and dining areas complete this room.

A beautifully finished bathroom with bath and overhead shower sits across from the bedroom. Smartly decorated in a neutral palette, a lovely window floods this double bedroom with light. Communal bike storage completes this property.

Aboyne Road is positioned just off Garratt Lane with the bars, restaurants, and amenities of vibrant Tooting and Earlsfield, just a stroll away. The green, open spaces of Wandsworth Common are also within easy access as well as the pretty Garratt Green next door. Transport can be found at Tooting Broadway Tube and Earlsfield Station.

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

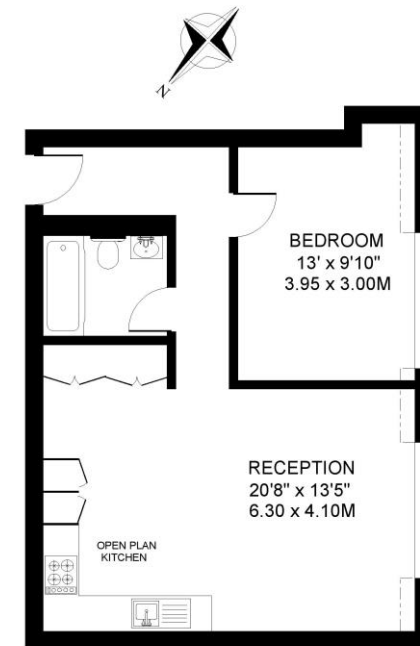
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

ABOYNE ROAD
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
560 SQ.FT / 52 SQ.M.



SECOND FLOOR

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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.

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

