



**RAMPTON
BASELEY**

TREPORT STREET, SW18 / SHARE OF FREEHOLD

THIS ATTRACTIVE, ONE-BEDROOM FLAT LOCATED ON THE POPULAR TREPORT STREET OFFERS APPROXIMATELY 556 SQ FT OF LIGHT AND BRIGHT ACCOMMODATION WITH NEUTRAL DÉCOR RUNNING THROUGHOUT AND THE POTENTIAL TO EXTEND, SUBJECT TO PLANNING PERMISSION.

To the left of the hallway lies the sophisticated reception room boasting a period bay window that floods the room with natural light. Positioned adjacent is the well-appointed double bedroom benefitting from a built-in wardrobe and a sash window looking out to the side return. Located at the centre of the flat is the charming kitchen/breakfast room. This bright and airy room features plenty of wall and base units as well as space for a breakfast table. A generous, contemporary bathroom completes this delightful home.

This excellent property is situated on Treport Street, a quiet residential street near the vibrant Garratt Lane. Earlsfield station is a short walk away and connects this lovely corner of south-west London with central London in just 15 minutes. The property is also well located for the open spaces of King George's Park and Wandsworth Common as well as the bars and amenities of Garratt Lane and more extensive shopping of The Southside Shopping Centre, all of which are just a short walk away.

Council Tax Band: C | EPC: D | 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.

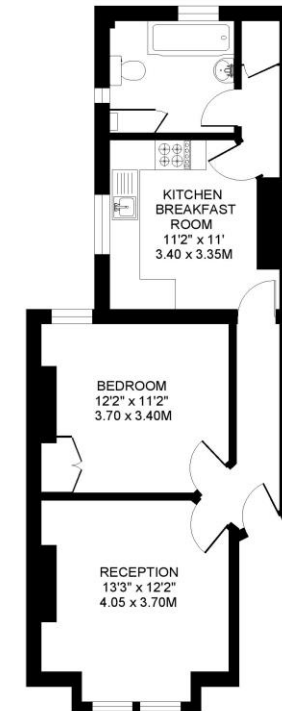


ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

TREPORT STREET
WANDSWORTH
LONDON SW18



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
556 SQ.FT. / 51.7 SQ.M.



FIRST FLOOR

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This plan is intended to be a guide only, 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

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