



**RAMPTON
BASELEY**

CLARENCE LANE, SW15 / LEASEHOLD

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A 10-MINUTE STROLL FROM RICHMOND PARK, THIS SUPERB TWO-BEDROOM DUPLEX APARTMENT OFFERS APPROXIMATELY 855 SQ FT OF LIGHT-FILLED ACCOMMODATION, AS WELL AS A WONDERFUL PRIVATE BALCONY AND OFF STREET PARKING IN A GATED DEVELOPMENT.

To the left of the entrance hallway is a generous double bedroom featuring beautiful, large windows that flood the rooms with natural light, and a built-in wardrobe.

A small staircase to the right of the hallway leads to the striking, open-plan kitchen/living room situated at the front of the property. With an abundance of natural light and real sense of space and proportion, the room showcases wooden floors, superb ceiling heights and tremendous floor-to-ceiling glass doors and windows that open out onto the first of two balconies, the perfect spot for al fresco dining and entertaining. The kitchen itself is finished with contemporary wall and base units and integrated appliances and benefits from a unique mezzanine storage above. A smart bathroom completes this floor.

The elegant principal suite is located on the top level of this home. It benefits from built-in wardrobes, a luxurious en suite shower room and impressive floor-to-ceiling glass doors that flood the room with light and open to the lovely second balcony.

In this leafy corner of Roehampton, the incredible green spaces of Richmond Park are on your doorstep and 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: | EPC: B | Tenure: Leasehold | Lease Length: TBC



**TWO BEDROOMS | 2 BALCONIES |
OPEN-PLAN KITCHEN/RECEPTION |
INTEGRATED APPLIANCES**



THE GREENWAY
ROEHAMPTON
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
855 SQ.FT / 79.4 SQ.M.



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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.

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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