



 RAMPTON
BASELEY

BUSHNELL ROAD, SW17 / LEASEHOLD

SW17 / LEASEHOLD

A PARTICULARLY ATTRACTIVE ONE-BEDROOM FLAT ARRANGED OVER THE FIRST FLOOR OF THIS HANDSOME DOUBLE FRONTED VICTORIAN CONVERSION. THE PROPERTY HAS A GOOD SENSE OF LATERAL SPACE AND EXCELLENT VICTORIAN PROPORTIONS THAT INCLUDES HIGH CEILINGS AND LARGE SASH WINDOWS.

There is a spacious open plan kitchen reception room, with the main reception space measuring in excess of 22ft in length. The kitchen itself is well equipped with a range of wall and base units as well as some integrated appliances. There is a well-proportioned double bedroom with plenty of built in storage. The bathroom is accessed via a hallway with more built-in storage.

Bushnell Road runs from Ritherdon Road to Elmbourne Road in the sought after Heaver Estate. The open spaces of Tooting Bec Common are moments away and transport can be found at either Balham or Tooting Bec Underground Stations.

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



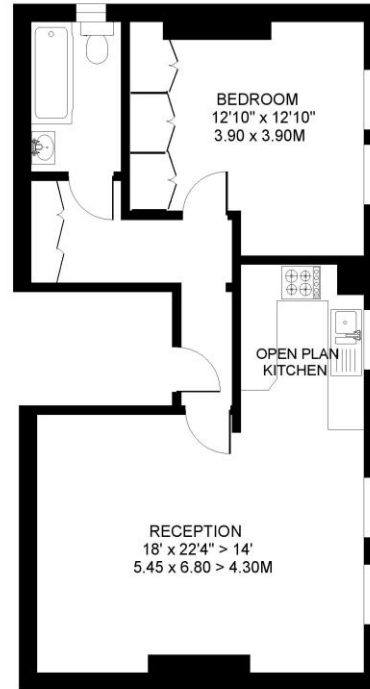
**OPEN PLAN KITCHEN |
RECEPTION ROOM | ONE
BEDROOM | ONE BATHROOM |
PERIOD FEATURES**



BUSHNELL ROAD
LONDON SW17



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
584 SQ.FT / 54.2 SQ.M.



FIRST FLOOR

COPYRIGHT:
FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.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 statement of fact.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of theRICS 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

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

