



 RAMPTON
BASELEY

ELTRINGHAM STREET, SW18 / LEASEHOLD

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THIS FANTASTIC TWO-BEDROOM, TWO-BATHROOM APARTMENT IS SET ON THE SECOND FLOOR OF A SMART DEVELOPMENT IN WANDSWORTH, CLOSE TO WANDSWORTH COMMON, CLAPHAM JUNCTION AND THE RIVER. IN EXCELLENT CONDITION AND WITH APPROXIMATELY 769 SQ FT OF LIVING SPACE FILLED WITH NATURAL LIGHT, A HUGE DRAW IS THE EXCELLENT BALCONY ACCESSED FROM BOTH THE PRINCIPAL BEDROOM AND THE RECEPTION ROOM. AN ADDED BENEFIT IS THE VERY REASONABLE SERVICE CHARGE FOR SUCH A MODERN DEVELOPMENT.

The door opens into a spacious hallway with excellent built-in storage cupboards. This leads through to the large, open-plan kitchen reception room set to the front of the flat and stretching to 23 ft in width with dual aspect picture windows which flood the room with light. Wooden floors add to the sense of space and there is plenty of room for both comfortable seating and a dining table. The kitchen itself has a good range of modern wall and base units and fully integrated appliances. There is direct access to the balcony from the reception area, making it the ideal spot for al fresco drinks in the warmer months.

The principal bedroom has good built-in wardrobes, access onto the balcony and a smart en suite shower room. The second bedroom looks onto the balcony and has good built-in cupboards. A contemporary family bathroom with shower over bath completes the accommodation.

Francis House is close to the wide-open spaces of Wandsworth Common and all the independent shops, bars and restaurants in the neighbourhood. The river is just a short walk away, as is Wandsworth Town. Excellent transport links can be found at Clapham Junction and Wandsworth Town, both approximately five-to-ten minutes' away on foot. A number of popular state and independent schools are close by, subject to catchment and places each year.

Council Tax Band: E | EPC: B | Tenure: Leasehold | Length of Lease: 116 years



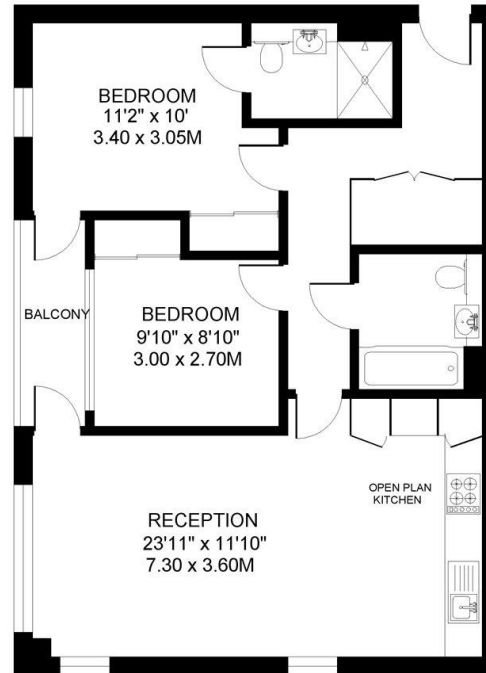
**OPEN-PLAN KITCHEN RECEPTION
ROOM | TWO BEDROOMS | EN SUITE
SHOWER ROOM | BATHROOM |
SECOND FLOOR | VERY
REASONABLE SERVICE CHARGE**



FRANCIS HOUSE
WANDSWORTH
LONDON SW18



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
769 SQ.FT / 71.4 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.

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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