



**RAMPTON
BASELEY**

SPENCER COURT HOUSE / £370 per week

Spencer Court House / £370 per week

AN IMMACULATE ONE BEDROOM FIRST FLOOR APARTMENT WELL PRESENTED AND NEUTRALLY DECORATED THROUGHOUT.

Located on the first floor of this grand Victorian building the property benefits from high ceilings and is flooded with natural light, comprising an open-plan kitchen/living room with a useful breakfast bar and dual aspect windows with views over the communal garden; further comprising a double bedroom with plantation shutters and fitted cupboards and a smart shower room.

Conveniently located on Wandsworth Common North Side near to Spencer Park. The open spaces for Wandsworth Common are literally just around the corner. Transport can be found at Clapham Junction and Wandsworth Town which are both approximately a 10 minute walk away. There are an abundance of shops, bars and restaurants nearby on Battersea Rise, St John's Hill and Northcote Road.

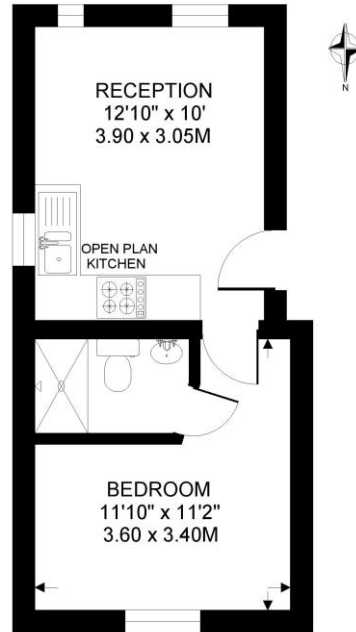
EPC Rating: C | Deposit: £1,850 | Council Tax Band: B



**ONE DOUBLE BEDROOM |
OPEN PLAN KITCHEN/RECEPTION
ROOM | BATHROOM | COMMUNAL
GARDENS | FURNISHED |
DEPOSIT: £1,850 (EQUIVALENT TO
FIVE WEEKS RENT)**



WANDSWORTH COMMON NORTHSIDE
 WANDSWORTH
 LONDON SW18
 APPROXIMATE INTERNAL FLOOR AREA
 267 SQ.FT / 24.8 SQ.M.



FIRST FLOOR

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 This plan is unconditionally 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 ceiling has been marked 'to top 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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