



 RAMPTON  
BASELEY

STRICKLAND ROW, SW18 / SHARE OF FREEHOLD

## SW18 / SHARE OF FREEHOLD

**A BRIGHT AND EXTREMELY SPACIOUS FOUR DOUBLE BEDROOM MAISONETTE OFFERING OVER 1,500 SQ FT OF ACCOMMODATION TOGETHER WITH PRIVATE SOUTH EAST FACING GARDEN ON THIS QUIET CUL-DE-SAC CLOSE TO WANDSWORTH COMMON.**

Arranged over the first and second floors floor of a purpose-built Edwardian building and with its own front door, the accommodation is extremely flexible and comprises a spacious 20 ft reception room in the converted loft space with an adjacent bathroom allowing the room to be used as a further bedroom if required. There is a smart modern eat-in kitchen to the rear of the first floor, with plenty of storage and room to sit and eat, together with a separate dining room, ideal for entertaining. A door and stairs lead down to the garden.

There are three generous double bedrooms and a smaller fourth double bedroom together with a contemporary style bathroom with a bath and separate, glass enclosed shower cubicle accessed off the kitchen.

Of particular note is the private south-east facing patio garden with direct access from the kitchen, ideal for al fresco entertaining in the warmer summer months. There is also side access from the street to the rear and a significant amount of loft storage space on the top floor.

Strickland Row is a quiet cul-de-sac just off Heathfield Road and is a stone's throw from the green open spaces of Wandsworth Common. The property is perfectly positioned for the local amenities of Bellevue Road, Northcote Road and Earlsfield, all of which are a short distance away. Transport links can be found at Wandsworth Common station which provides quick and convenient access to central London via Clapham Junction and Waterloo. Local buses also run along Trinity Road with routes to Clapham Junction and Tooting Bec for access to the Underground network.

Council Tax Band: C | EPC: TBC | Tenure: Share of Freehold

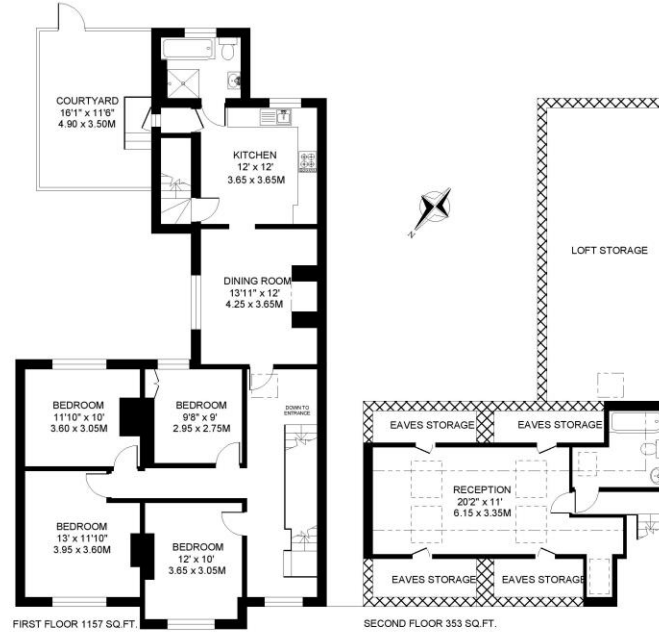


**FOUR BEDROOMS | TWO  
BATHROOMS | RECEPTION  
ROOM | EAT-IN KITCHEN | DINING  
ROOM | GARDEN**



STRICKLAND ROW  
WANDSWORTH  
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 ■■■■ = 1510 SQ.FT / 140.3 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 XXXX = 511 SQ.FT / 47.5 SQ.M.  
 TOTAL AREAS SHOWN ON PLAN  
 2021 SQ.FT / 187.8 SQ.M.



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 FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplans.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 the RICS Code of Measuring Practice.  
 Where a room has a sloping ceiling, the dashed 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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