



 RAMPTON
BASELEY

BOUNDARIES ROAD, SW12 / SHARE OF
FREEHOLD

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A BRIGHT AND SPACIOUS THREE BEDROOM FLAT OFFERING OVER 1,000 SQ FT OF ACCOMMODATION ARRANGED OVER THE TOP FLOOR OF THIS POPULAR RED BRICK MANSION BLOCK A STONE'S THROW FROM THE AMENITIES OF BALHAM.

Well-presented throughout, the property comprises a generous reception room with attractive ceiling cornices, a pretty period fireplace and four large sash windows flooding the room with natural light. There is a smart, modern "eat-in" kitchen with fitted appliances and plenty of room to sit, eat and entertain together with three double bedrooms and a family bathroom.

Residents of Boundaries Mansions benefit from the use of extensive and well-kept communal gardens. The sellers inform us that they also enjoy exclusive use of a secure storage unit in the basement.

Boundaries Mansions is located on the corner of Boundaries Road and Tunley Road (entrance on Tunley Road) and is a stone's throw from the many and varied amenities of Balham High Road. Transport can be found at Balham station which provides quick and easy access to central London via Waterloo and to the City via Bank (Northern line). Tooting Bec station is also close at hand. The green open spaces of Tooting Bec and Wandsworth commons are within easy reach and there is an excellent selection of state and private schools nearby, subject to catchment and entry each year.

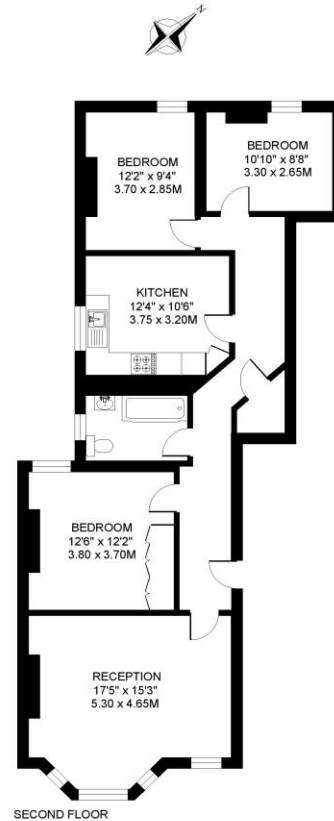
Council Tax Band: E | EPC: D | Tenure: Leasehold



**THREE BEDROOMS |
RECEPTION ROOM | EAT-IN
KITCHEN | COMMUNAL
GARDEN**



BOUNDARIES MANSIONS
LONDON SW12
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
1017 SQ.FT / 94.5 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 that 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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