



 RAMPTON
BASELEY

ALMA ROAD, SW18 / LEASEHOLD

SW18 / LEASEHOLD

A STYLISH AND INCREDIBLY WELL PRESENTED ONE BEDROOM FLAT WITH A PRIVATE BALCONY CLOSE TO THE AMENITIES OF OLD YORK ROAD AND WANDSWORTH COMMON.

Entering in to a spacious eat-in kitchen which is flooded with natural light by the large square bay window, the kitchen features a range of wall and base units with plenty of storage and integrated appliances. Stairs lead up to a charming reception room with high ceilings, a pretty period style fireplace with decorative tiled insert and full height glazed doors leading to the decked balcony.

There is a generous double bedroom at the front of the property with a deep bay window flooding the room with natural light together with another pretty period fireplace. Just off the bedroom is a sizeable dressing room with floor to ceiling fitted wardrobes and a built-in desk creating a useful space from which to work. There is a modern family bathroom to the rear of the flat and the potential to extend in to the loft space over the kitchen, subject to obtaining planning permission.

Alma Road runs between East Hill and Old York Road in the fashionable "Tonsleys" and is moments away from the green open spaces of Wandsworth Common and the amenities of Old York Road, with its village-like atmosphere and array of popular independent shops, restaurants and bars. Southside shopping centre, with its varied shopping facilities, including a large Waitrose and cinema complex is within easy reach. The nearest station can be found at Wandsworth Town, which is a short distance away and provides quick and easy access to central London via Clapham Junction and Waterloo.

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

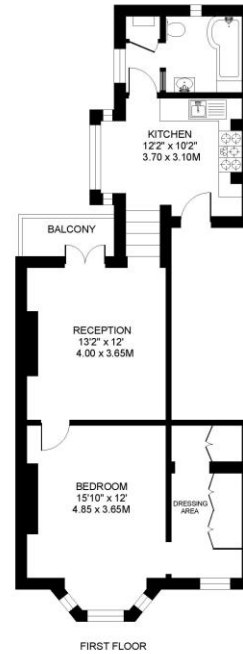


**RECEPTION ROOM | ONE
BEDROOM | DRESSING
ROOM | KITCHEN | BATHROOM |
BALCONY**



ALMA ROAD
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
617 SQ.FT / 57.3 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 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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