



 **RAMPTON  
BASELEY**

GERALDINE ROAD, SW18 / SHARE OF FREEHOLD



## AN EXTREMELY SPACIOUS UN-MODERNISED THREE BEDROOM UPPER MAISONETTE OFFERING OVER 1,400 SQ FT OF ACCOMMODATION ON THIS POPULAR RESIDENTIAL STREET IN THE HEART OF WANDSWORTH.

Arranged over the two upper floors and with its own front door from the street, accommodation comprises on the first floor, a generous reception room, eat-in kitchen and cloakroom, together with three double bedrooms and a bathroom on the top floor. There is also access to a substantial loft. In need of sympathetic refurbishment, there is scope for an incoming purchase to improve, extend (subject to planning permission) and stamp their own identity on the property.

This property is situated on Geraldine Road, an attractive residential street running between East Hill and Allfarthing Lane. The amenities of Wandsworth Town and St John's Hill are a short walk away, as are the open spaces of Wandsworth Common. Transport can be found at Wandsworth Town, with direct links into Waterloo. There are a number of excellent state and private primary schools nearby (subject to catchment areas each year).

Council Tax Band: D | EPC: D | Tenure: Share of Freehold | Length of Lease: 87 years

**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

GERALDINE ROAD  
WANDSWORTH  
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
1413 SQ.FT / 131.3 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.

### RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111  
BELLEVUE ROAD SW17 | 020 3846 0999  
BALHAM HIGH ROAD SW17 | 020 8767 7079  
GARRATT LANE SW18 | 020 8879 6205

[www.ramptonbaseley.com](http://www.ramptonbaseley.com)

