



**RAMPTON
BASELEY**

ALLFARTHING LANE, SW18 / SHARE OF FREEHOLD

SW18 / SHARE OF FREEHOLD

THIS FANTASTIC TWO-BEDROOM GARDEN FLAT OFFERS APPROXIMATELY 690 SQUARE FEET OF ACCOMMODATION ARRANGED OVER THE GROUND FLOOR OF A VICTORIAN TERRACE. THE PROPERTY IS WELL PRESENTED AND OFFERS AN IMMENSE SENSE OF LIGHT AND SPACE THROUGHOUT.

Located to the rear of the property is a generous open-plan kitchen reception room, boasting built in cabinetry, wooden flooring and neutral décor throughout. The kitchen itself has been beautifully finished with plenty of good quality wall and base units, integrated appliances and a smart white granite worksurface. With ample space for a dining table and sitting area, the space is ideal for entertaining as well as everyday living. Through a glass-panel door you enter into a gorgeous garden, perfect for summer BBQs and gatherings with family & friends.

The principal bedroom is centrally located, benefitting from a built-in wardrobe, decorative fireplace and lots of natural lighting. To the front of the property is the second bedroom, featuring a large bay window, beautiful wooden flooring and built-in shelves. A modern, light filled bathroom complete the property.

Allfarthing Lane is a pretty tree lined residential street, close to the open spaces of Wandsworth Common. It is well placed for the local amenities, with more extensive shopping available at The Southside Centre. Transport links are good with Wandsworth Town and Earlsfield stations nearby, providing services to Victoria, Clapham Junction and Waterloo. Furthermore, the area as a whole is renowned for its excellent choice of private and state schools, subject to catchment and entrance each year.


Council Tax Band: D | EPC: D | Tenure: Share of Freehold




**TWO BEDROOMS | OPEN-PLAN
KITCHEN/RECEPTION ROOM |
BATHROOM | GARDEN |
IMMACULATELY PRESENTED**

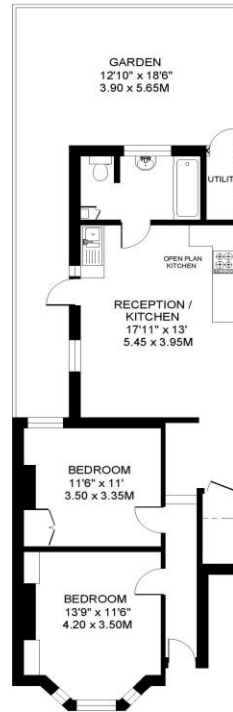


ALLFARTHING LANE
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 690 SQ. FT. / 64.1 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 15 SQ. FT. / 1.4 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 705 SQ. FT. / 65.5 SQ.M.



GROUND FLOOR

COPYRIGHT
 ©2024 BY RAMPTON BASELEY LTD. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF RAMPTON BASELEY LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED. RAMPTON BASELEY LTD. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. PLEASE CONTACT US FOR MORE INFORMATION.

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

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

