



**RAMPTON
BASELEY**

ELMBOURNE ROAD, SW17 / SHARE OF FREEHOLD

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SITUATED IN THE HIGHLY SOUGHT-AFTER HEAVER ESTATE IS THIS SPACIOUS AND BRIGHT, TWO DOUBLE-BEDROOMED FIRST FLOOR FLAT. THE PROPERTY MEASURES APPROXIMATELY 1,003 SQ FT AND BOASTS A SOUTH-EAST FACING GARDEN.

Opening into the right-hand side of the hallway is the light and bright kitchen. The kitchen itself has plenty of wall and base units with ample space for a dining room table. Also to the right of the hallway is a family bathroom with a bath and the principal bedroom with fitted wardrobes.

To the left of the hallway is the other double bedroom which has a feature fireplace and two large bay windows. There is also a reception room which has plenty of space for a comfortable seating area and dining table. The two large bay windows allow natural light to flood the room, making this space perfect for entertaining. A useful office completes the accommodation. A set of stairs out of the back allows access into the fantastic walled garden, which is currently laid to lawn with areas of raised borders and hardstanding.

This superb flat is located on Elmbourne Road which runs alongside Tooting Common in the highly desirable Heaver Estate. The local amenities of Balham are nearby with excellent transport links found at Tooting Bec Underground and Balham Overground.

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

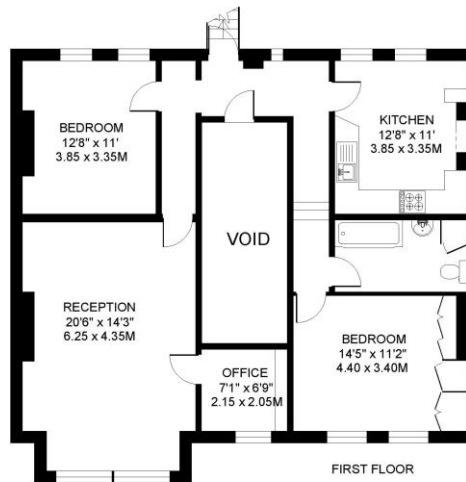
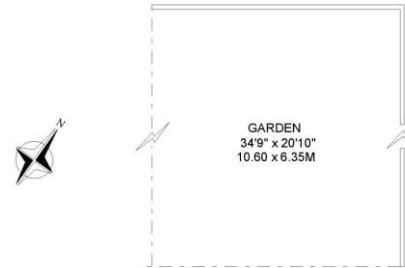


**KITCHEN | RECEPTION ROOM |
TWO BEDROOMS | ONE
BATHROOM | OFFICE | GARDEN**



ELMBOURNE ROAD
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
1003 SQ.FT / 93.2 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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