



**RAMPTON  
BASELEY**

BALHAM HIGH ROAD, SW17 / SHARE OF FREEHOLD

**THIS LOVELY TWO-BEDROOM FLAT EXTENDS TO APPROXIMATELY 763 SQ FT AND IS SITUATED ON THE FOURTH FLOOR. THE PROPERTY IS WELL PRESENTED AND BOASTS A GREAT SENSE OF LIGHT AND SPACE THROUGHOUT AS WELL AS BENEFITING FROM THE LOCAL AMENITIES OF BALHAM HIGH ROAD.**

As you enter the property through the hallway, to the right is the open plan kitchen living area. The kitchen itself provides ample wall and base units, a breakfast bar and integrated appliances with quartz worksurfaces. Beyond the kitchen is a spacious reception room, with ample space for a sofa and which leads directly to French doors which open out onto the balcony and flood the room with an abundance of light. The balcony itself has views across southeast London. To the left you will find two bright and airy double bedrooms, both benefiting from fitted wardrobes and oak flooring. The first bedroom has an ensuite bathroom, and the second bedroom is currently used as a home office. A separate bathroom with bath and standing shower completes the accommodation.

The property is ideally positioned near the local amenities of Balham and Tooting Bec, including fantastic restaurants, shops and bars. It is conveniently close to Balham Station and Tooting Bec Underground station, providing superb links on the Northern line and into the city and also benefits from one allocated car parking space. The green open spaces of Tooting Bec Common are also nearby.

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

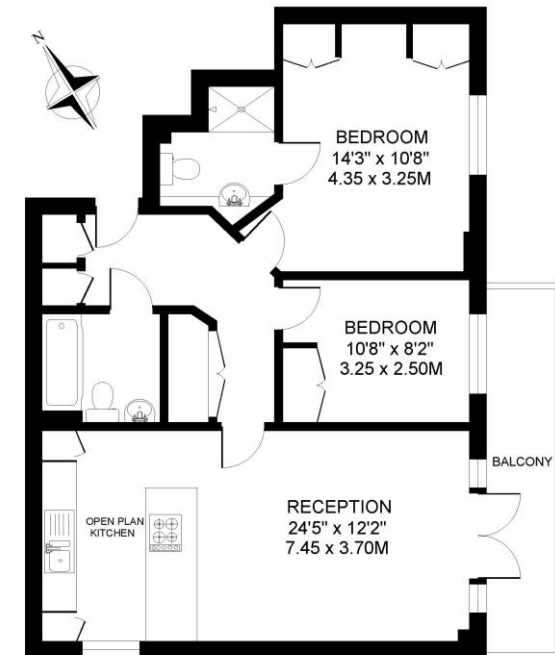
**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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

## LUMIERE COURT LONDON SW17

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
763 SQ.FT / 70.9 SQ.M.



FOURTH FLOOR

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FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.co.uk  
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

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