



**RAMPTON
BASELEY**

MARIUS ROAD, SW17 / LEASEHOLD

SW17 / LEASEHOLD

A WELL PRESENTED TWO BEDROOM FLAT ARRANGED OVER THE FIRST FLOOR OF AN ATTRACTIVE RED BRICK VICTORIAN MANSION BLOCK A STONE'S THROW FROM THE AMENITIES OF BALHAM HIGH ROAD.

Bright and airy throughout, accommodation comprises a spacious reception room with high ceilings, a pretty period fireplace and a deep bay window. There is a smart, modern eat-in kitchen to the rear with a pretty view over the communal gardens, together with two double bedrooms, both with fitted wardrobes and a contemporary style bathroom with bath and separate glass enclosed shower cubicle.

Residents of Marius Mansions also enjoy the benefits of extensive communal gardens to the rear ideal for entertaining in the warmer summer months.

Marius Mansions is located on the corner of Marius Road and Rowfant Road (access is on Rowfant Road) and is well located for all of Balham's amenities including the Underground (Northern Line) giving quick and convenient access to the City via Bank, as well as the Balham mainline station which is just under a 10-minute walk away. The shops and restaurants on Bellevue Road and Balham High Road are within easy walking distance, as are the open spaces of Wandsworth Common. There are also an excellent of state and private schools nearby subject to entry and catchment each year.

Council Tax Band: D | EPC: D | Tenure: Leashold

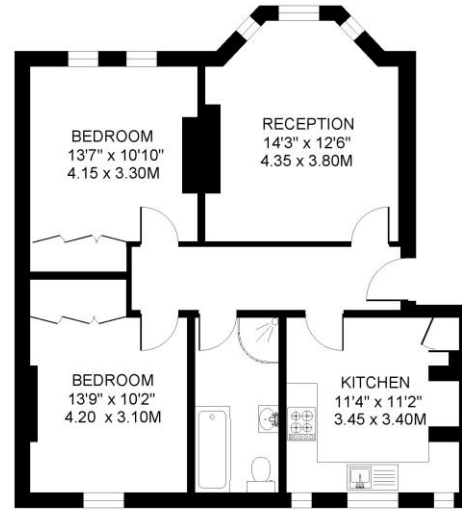


**TWO DOUBLE
BEDROOMS | RECEPTION ROOM | EAT-
IN KITCHEN | COMMUNAL GARDEN**



MARIUS MANSIONS
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
721 SQ.FT / 67 SQ.M.



FIRST FLOOR

COPYRIGHT:
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.

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

