



 **RAMPTON  
BASELEY**

BRODRICK ROAD / £700 per week

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## A STUNNING TWO BEDROOM FLAT BOASTING SPACIOUS LIVING AND ENTERTAINING SPACE LOCATED ON BRODRICK ROAD.

An immaculate two-bedroom split-level apartment boasting spacious living and entertaining space.

Benefiting from fresh, neutral decor and extending to 1,152 sq. ft. the property comprises a bright reception room, semi-open plan through to the smart fitted kitchen/breakfast room.

Also on this level is a spacious master bedroom with built in wardrobes and a bathroom with a bathtub and a separate shower.

On the upper floor of the property there is the second double bedroom with a smart en suite shower room. This room has access to useful eaves storage.

The property further benefits from a small private balcony which is accessed via the first-floor bedroom and is the perfect spot for catching the afternoon sun.

Brodrick Road runs between Trinity Road and St James Drive. Transport can easily be found at either Wandsworth Common station, Balham overground and underground, or a number of buses that run along Trinity Road. Bellevue Road is also just a short walk away which offers beautiful boutiques and restaurants.

EPC: E | Deposit: £3,500 | Council Tax Band: E



**TWO DOUBLE BEDROOMS |  
RECEPTION ROOM |  
EAT IN KITCHEN |  
EN SUITE SHOWER ROOM |  
BATHROOM | FURNISHED |**

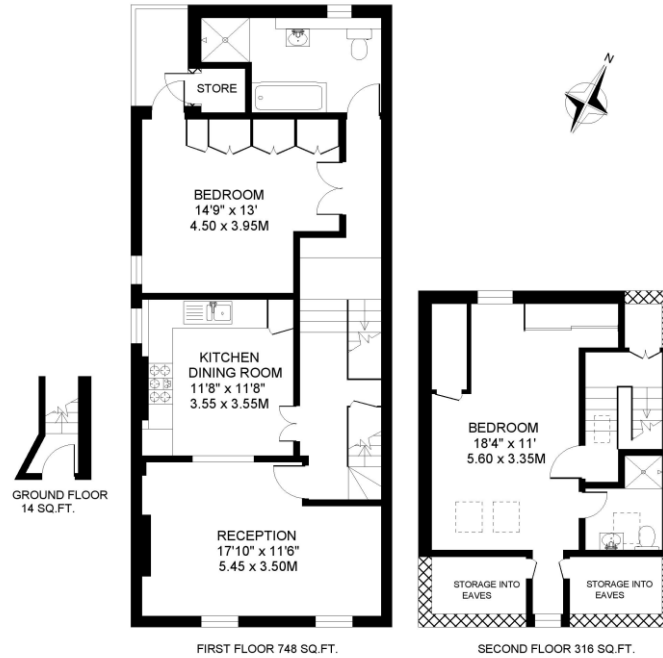


BRODRICK ROAD  
TOOTING  
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 = 1078 SQ.FT. / 100.1 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 = 74 SQ.FT. / 6.9 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 1152 SQ.FT. / 107.0 SQ.M.



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 The 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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