



 RAMPTON
BASELEY

HILLBURY ROAD, SW17 / LEASEHOLD

SW17 / LEASEHOLD

THIS EXCELLENT TWO-BEDROOM FIRST FLOOR FLAT IS SITUATED IN THE HIGHLY SOUGHT-AFTER HEAVER ESTATE. SET IN A MODERN BLOCK OF FLATS WITH ITS OWN BEAUTIFUL COMMUNAL GARDENS AND BACKING ONTO TOOTING COMMON, THE PROPERTY OFFERS 518 SQ FT OF ACCOMMODATION. IN EXCELLENT CONDITION AND BRIGHT AND AIRY THROUGHOUT, THE FLAT COMES WITH THE ADDED BENEFIT OF A GARAGE WITHIN THE DEVELOPMENT.

The two bedrooms are to the left of the hallway, both overlooking the communal gardens, and the larger of the rooms has good built-in wardrobes. The smaller of the bedrooms is currently used as a home office and the contemporary bathroom with bath over shower is opposite.

The spacious reception room benefits from dual aspect windows and has plenty of space for both comfortable seating and a dining table, making it perfect for everyday living as well as entertaining. The separate kitchen has a good range of wall and base units with integrated appliances and a window overlooking the street.

This superb property is located on a sought-after residential road within the Heaver Estate. The excellent amenities of Balham are just a ten-minute walk away and both Tooting Bec and Balham Underground stations (Northern Line) and Balham Overground are within easy reach. The wide-open green spaces of Tooting Bec Common are literally on the doorstep.


Council Tax Band: D | EPC: E | Tenure: Leasehold | Length of Tenure: 133 years (extending in June '24)




RECEPTION ROOM | KITCHEN |
TWO BEDROOMS | ONE BATHROOM
| COMMUNAL GARDENS | GARAGE

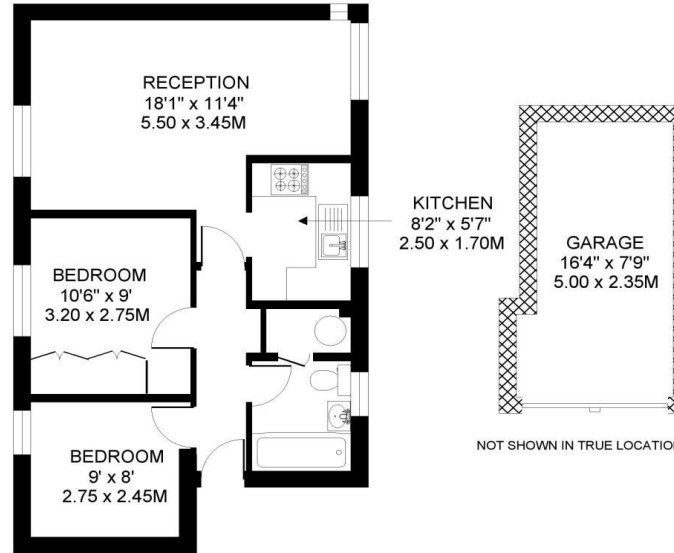


HILLBURY ROAD
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 518 SQ.FT / 48.1 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 132 SQ.FT / 12.3 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 650 SQ.FT / 60.4 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 1.2m 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

