



 RAMPTON
BASELEY

FAIRFIELD DRIVE, SW18 / LEASEHOLD

A WELL PRESENTED THREE DOUBLE BEDROOM FLAT WITHIN THIS WELL-MAINTAINED PURPOSE-BUILT BLOCK CLOSE TO THE AMENITIES OF WANDSWORTH TOWN.

Arranged over the second floor, accommodation comprises a bright and spacious reception room with attractive views over the communal gardens to the front, a modern kitchen and bathroom together with three double bedrooms almost equal in size. Residents enjoy the use of communal gardens including a children's playground.

The property is ideally located adjacent to the ever-popular Tonsleys and is a short walk from Wandsworth Town station which provides quick and convenient access to central London via Waterloo and Victoria. The popular cafes, bars, restaurants and shops local to Old York Road and St John's Hill are also within easy reach, as are the green open spaces of Wandsworth Common.

Council Tax Band: C | EPC: D | Tenure: Leasehold

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.

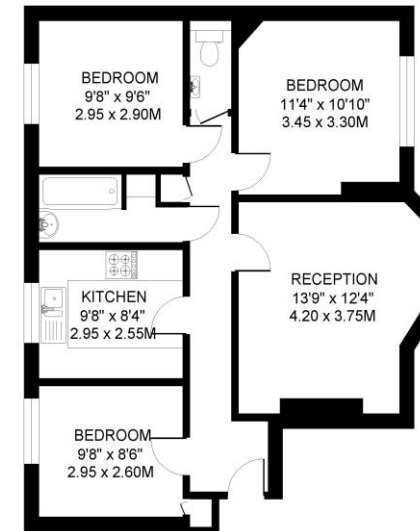


ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

FAIRFIELD DRIVE
WANDSWORTH
LONDON SW18



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
731 SQ.FT / 67.9 SQ.M.



SECOND FLOOR

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FLOOR PLANS PRODUCED FOR "RAMPTON BASELEY" BY AEA RECEPTIONERS IN 2018
This plan is provisionally correct, but not to a given scale, and is for guidance only, and should 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.

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