



 RAMPTON
BASELEY

DALEBURY ROAD, SW17 / SHARE OF
FREEHOLD

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A BEAUTIFULLY PRESENTED, SPLIT-LEVEL MAISONETTE ARRANGED OVER THE TOP TWO FLOORS OF AN IMPOSING RED BRICK VICTORIAN HOUSE ON THIS POPULAR RESIDENTIAL STREET A STONE'S THROW FROM WANDSWORTH COMMON.

Offering almost 1,000 sq ft of accommodation, the property benefits from two extremely generous bedrooms, a bright, airy reception room with an attractive period fireplace, built-in alcove storage and pretty views over neighbouring gardens. There is a spacious kitchen with smart, contemporary-style units offering plenty of storage, integrated appliances, and ample room to sit, eat and entertain. Crittal-style door opens onto a wrought iron staircase down to the garden. There is also a fully fitted family bathroom with bath and overhead shower, and space as you come into the flat for coats and cloaks.

Of particular note is the well-maintained, private section of the south-west-facing garden to the rear, which is a lovely space for al fresco entertaining during the warmer summer months.

The property is conveniently located on Dalebury Road, between the junctions of Trinity Road and Beechcroft Road. The green open spaces of Wandsworth Common are a short walk away, as are the amenities of Bellevue Road. Transport can be found at Tooting Bec Underground, which is approximately a ten-minute walk away. Wandsworth Common Overground is also within easy reach. There is a good selection of schools nearby, subject to catchment and entrance each year.

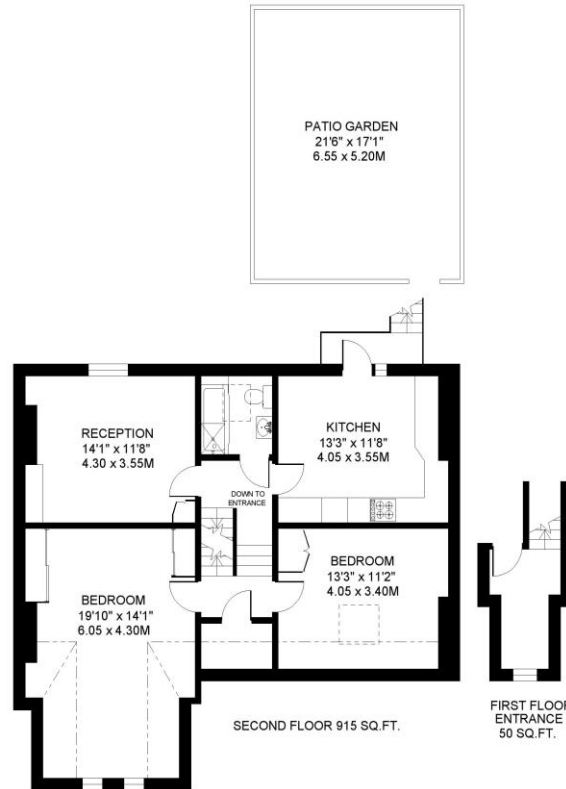
Council Tax Band: E | EPC: C | Tenure: Share of Freehold



**RECEPTION ROOM | TWO DOUBLE
BEDROOMS | EAT-IN KITCHEN |
PRIVATE GARDEN | SPLIT-LEVEL |
ORIGINAL FEATURES | PERIOD
PROPERTY**



DALEBURY ROAD
LONDON SW17
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
965 SQ. FT / 89.6 SQ. M.



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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

