



**RAMPTON
BASELEY**

ALLFARTHING LANE, SW18 / SHARE OF
FREEHOLD

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A BEAUTIFULLY PRESENTED TWO BEDROOM SPLIT LEVEL FLAT ARRANGED OVER THE TOP FLOOR OF AN ATTRACTIVE RED BRICK VICTORIAN HOUSE MOMENTS FROM WANDSWORTH COMMON.

Beautifully refurbished by the current owners, the flat features an incredibly bright and airy open plan reception/kitchen with a smart shaker style kitchen with quartz work surfaces, integrated appliances, a butlers sink and breakfast bar. The living space with its pretty period fireplace has ample room to sit, eat and entertain. There are two double bedrooms, including a spacious principal bedroom to the rear with attractive views over neighbouring gardens together with a modern bathroom. There is also a large, un-demised loft providing plenty of storage.

This property is situated on Allfarthing Lane, close to the junction with Geraldine Road and a stone's throw from Wandsworth Common. The shops, bars and restaurants of Wandsworth Town and St John's Hill are a short walk away, as is Southside Shopping Centre with its large Waitrose and multi screen cinema. Transport can be found at Wandsworth Town and Clapham Junction, with direct links into central London via Victoria and Waterloo.


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



**TWO BEDROOMS | BATHROOM | OPEN
PLAN RECEPTION ROOM/KITCHEN**

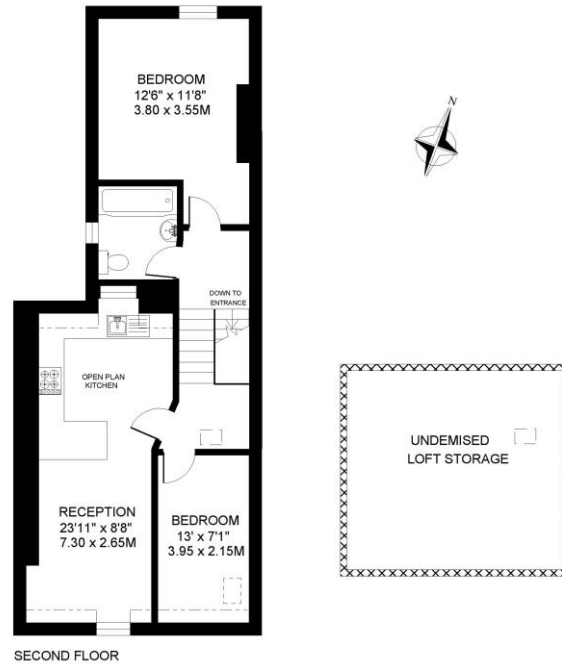


ALFARTHING LANE
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 659 SQ.FT / 61.2 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 258 SQ.FT / 24 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 917 SQ.FT / 85.2 SQ.M.



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 This plan is approximate only, and 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 BS5533 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

