



 RAMPTON
BASELEY

OPENVIEW, SW18 / FREEHOLD

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BENEFITTING FROM OPEN VIEWS OVER PLAYING FIELDS OPPOSITE, THIS BEAUTIFUL THREE-BEDROOM HOME IS IMMACULATEDLY PRESENTED WITH STYLE AND CHARM AND FLOODED WITH NATURAL LIGHT THROUGHOUT.

The entrance hallway leads onto the stunning, open-plan ground floor. This beautiful area has a fabulous sense of space and an abundance of light flooding in from the dual-aspect windows.

At the front of the property is the reception and open-plan kitchen space, which benefits from beautiful wood flooring and a fabulous white tiled and blue kitchen. Modern appliances, generous countertop space and plenty of room for dining and entertaining complete this room. At the rear of the ground floor are bi-fold doors that open onto the fantastic south-west facing garden, which provides ample space to enjoy a summer evening of alfresco dining with family and friends.

On the first floor lie the three bedrooms, including the master. This wonderfully light room benefits from both stunning windows and a built-in wardrobe. Two further double bedrooms and a bathroom complete this floor.

The property also benefits from a great-sized front garden with bike storage as well as loft storage space, where there is potential to extend into the loft, subject to the usual planning consents (STPP.)

This fantastic house is located on Openview, a quiet residential street just minutes from the popular and vibrant Garrat Lane. Earlsfield Station connects this lovely corner of South-West London with central London in just 15 minutes and the nearby station of Clapham Junction provides services to London Victoria.

Council Tax Band: D | EPC: D | Tenure: Freehold

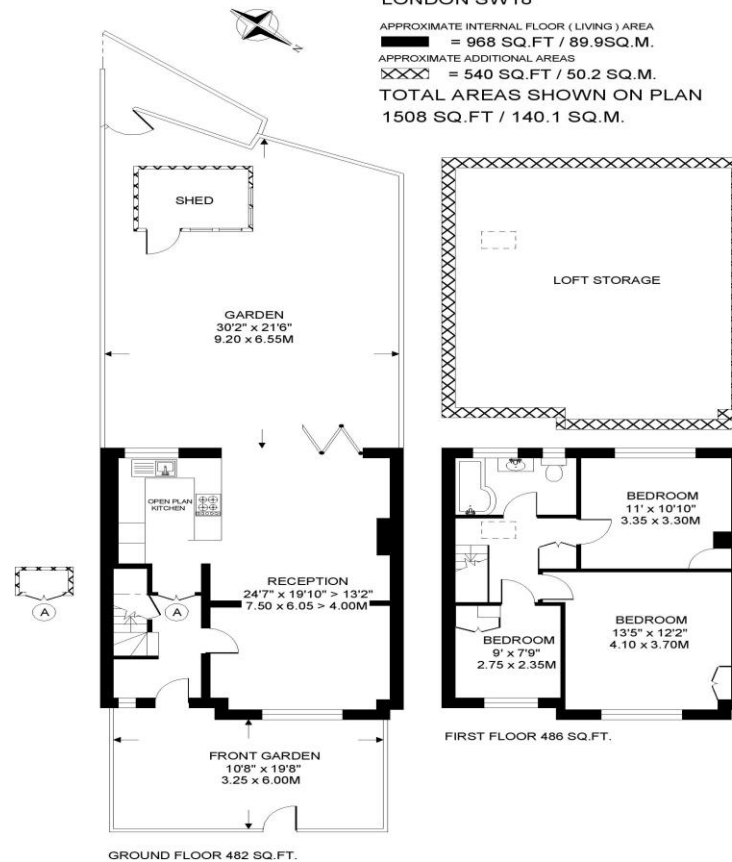


**THREE BEDROOMS | OPEN-PLAN
KITCHEN/RECEPTION | GARDEN |
POTENTIAL TO EXTEND (STPP)**



OPEN VIEW
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■■ = 968 SQ.FT / 89.9SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 XXXXX = 540 SQ.FT / 50.2 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 1508 SQ.FT / 140.1 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

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