



**RAMPTON
BASELEY**

KNARESBOROUGH DRIVE, SW18 /
LEASEHOLD

SW18 / LEASEHOLD

LOCATED CLOSE TO THE HEART OF EARLSFIELD IS THIS FANTASTIC ONE-BEDROOM FLAT. IMMACULATEDLY PRESENTED THROUGHOUT, THE PROPERTY MEASURES APPROXIMATELY 549 SQ FT, BOASTING GOOD PROPORTIONS AND A PRIVATE SOUTH-FACING BALCONY.

The bright and airy open-plan kitchen reception room has beautiful wooden flooring and benefits from floor-to-ceiling windows and a patio door that leads out onto the balcony, flooding the room with an abundance of natural light. The kitchen itself has plenty of wall and base units and integrated appliances, and with ample room for both a dining table and comfortable seating, this space is perfect for everyday living and entertaining.

The double bedroom is adjacent with excellent built-in wardrobes and a large picture window which overlooks the internal courtyard gardens. A stylish and modern bathroom completes the property.

Greenacres House is ideally located close to all the amenities of Earlsfield and Garratt Lane and just a short walk from Southside Shopping Centre. Transport can be found at Earlsfield Overground station, with quick links into central London. Wide-open green spaces are literally on the doorstep and link to King George's Park with its tennis courts and all the facilities of the Wandle Recreation Centre.

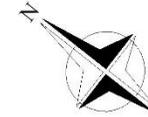
Council Tax Band: D | EPC: B | Tenure: Leasehold



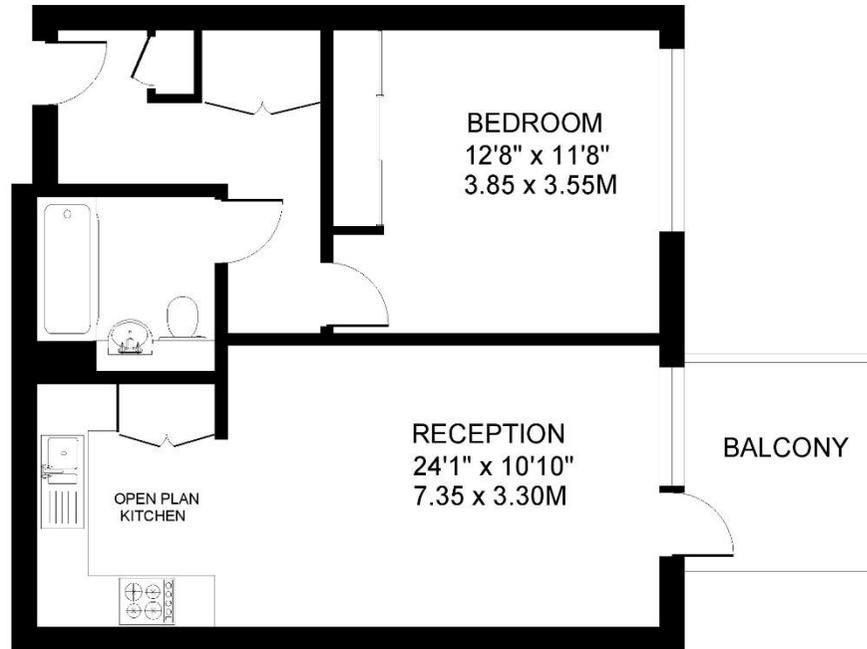
**OPEN-PLAN KITCHEN/RECEPTION
ROOM | ONE BEDROOM |
BATHROOM | PRIVATE BALCONY |
CLOSE TO GARRATT LANE**



GREENACRES HOUSE
WANDSWORTH
LONDON SW18



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
549 SQ.FT / 51 SQ.M.



SECOND FLOOR

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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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