



 RAMPTON
BASELEY

IDLECOMBE ROAD / SW17

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A LOVELY TWO BEDROOM GARDEN FLAT, CONVENIENTLY SITUATED A SHORT WALK AWAY FROM TOOTING BROADWAY.

The spacious reception room is flooded with natural light and showcases an enchanting mantel piece.

The property also benefits from a fitted kitchen which leads directly to the patio garden, perfect for summer evenings dining with friends and family.

The bedrooms are presented as one sizeable double bedroom and one smaller double bedroom. A modern bathroom can also be found in this appealing maisonette.

Idlecombe Road is an attractive residential road situated in the popular Furzedown area. Excellent transport links can be found nearby at Tooting Broadway. The green open spaces of Tooting Common are close by as are the amenities of Balham High Road and Tooting.

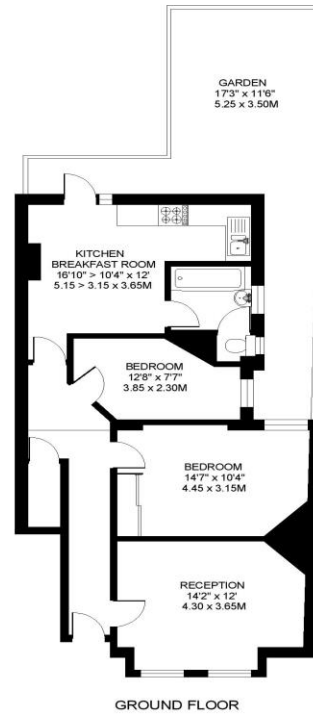
EPC Rating: D | Council Tax Band: C



**TWO DOUBLE BEDROOMS |
SPACIOUS RECEPTION ROOM |
FITTED KITCHEN | MODERN
BATHROOM | PART-FURNISHED |
PATIO GARDEN**



IDLECOMBE ROAD
LONDON SW17
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
756 SQ.FT. / 70.2 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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