



 RAMPTON
BASELEY

BOUNDARIES ROAD / SW12

NEUTRALLY DECORATED AND SPACIOUS ONE BEDROOM UPPER FLOOR FLAT SITUATED ON THE WELL LOCATED BOUNDARIES ROAD.

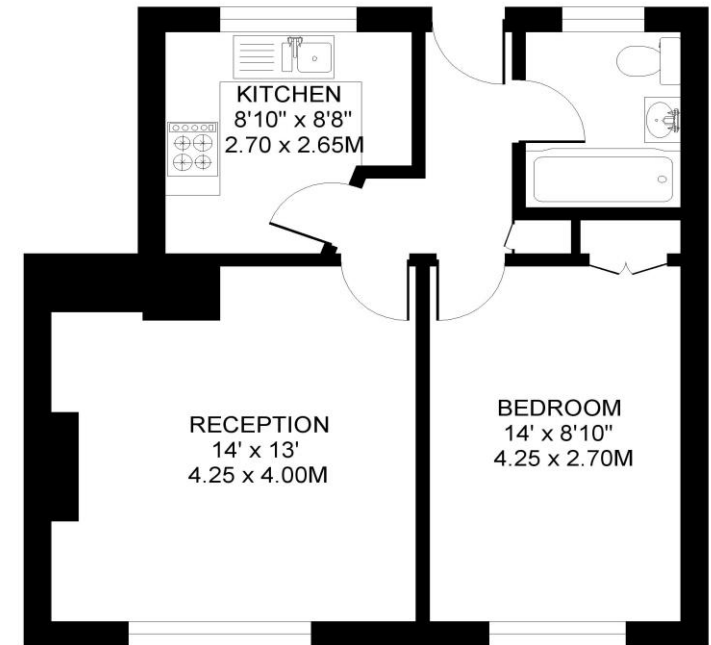
The property comprises a large reception room, a kitchen with both wall and base units, a contemporary bathroom and a good-sized double bedroom.

Boundaries Road is a popular residential street situated close to Wandsworth Common and with good transport from Wandsworth Common railway station or Balham overground and underground stations. An abundance of shops and restaurants can be found nearby in Bellevue Road and Balham High Road.

EPC Rating: D | Council Tax Band: B

BOUNDARIES ROAD
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
473 SQ.FT / 44 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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