



 RAMPTON
BASELEY

MANTILLA ROAD / SW17

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A WELL PRESENTED TWO DOUBLE BEDROOM GARDEN FLAT, PERFECT FOR A COUPLE OR TWO SHARERS. THIS PROPERTY IS IDEALLY LOCATED WITHIN WALKING DISTANCE TO TOOTING BEC UNDERGROUND STATION.

This lovely property boasts a large reception room with a feature fireplace, attracting natural light from the large windows. The fitted kitchen ideally offers space for dining, proving a homely feel.

The property has one large double bedroom, one smaller double bedroom and a study, making the property ideal for a couple or two sharers. The modern bathroom offers a shower over bath.

A lovely sized garden can also be found at the rear of the property.

Mantilla Road is located moments from the open spaces of Tooting Bec Common and Tooting Bec itself. Balham High Road, with its excellent and varied amenities, is within easy reach. Transport can be found at both Tooting Bec Underground and Tooting railway stations which are close by.

EPC Rating: D | Council Tax Band: D

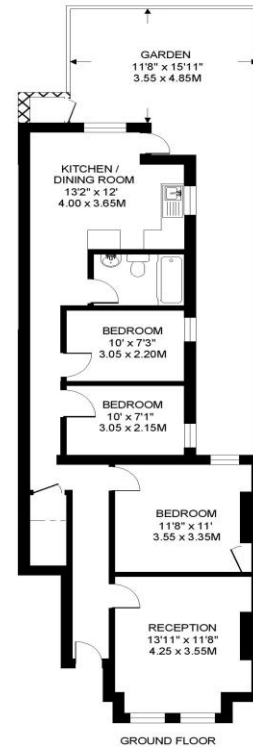


**TWO DOUBLE BEDROOMS |
SPACIOUS RECEPTION ROOM |
MODERN KITCHEN | STUDY |
BATHROOM | GARDEN**



MANTILLA ROAD
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 827 SQ.FT / 76.8 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 XXXX = 8 SQ.FT. / 0.7 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 835 SQ.FT. / 77.5 SQ.M.



DISCLAIMER
 ROOMS PROPOSED FOR 'RAMPTON BASELEY' by name Registrars in UK
 The above information is provided for guidance only and should not be relied upon as a basis for any decision. The above information is provided for guidance only and should not be relied upon as a basis for any decision. The above information is provided for guidance only and should not be relied upon as a basis for any decision.

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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