



## RECTORY GROVE / SW4

**THIS CHARMING ONE BEDROOM MAISONETTE IS SITUATED ON A WELL-REGARDED STREET JUST A SHORT WALK FROM THE AMENITIES OF WANDSWORTH ROAD.**

The property boasts a good-sized double bedroom, a contemporary bathroom, a smart kitchen with both wall and base units, and a large reception room which leads out onto a fantastic patio garden which is perfect for alfresco dining and entertaining.

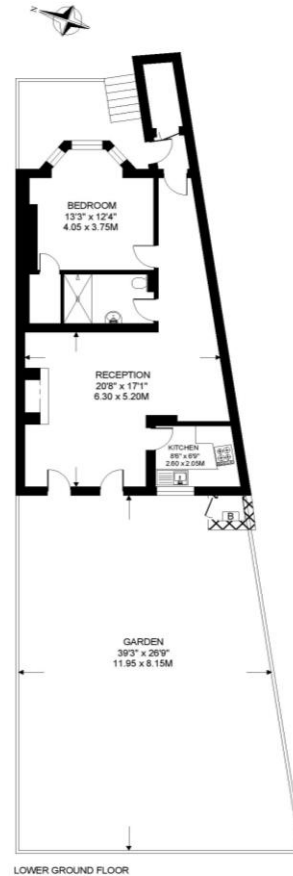
Transport links can be found at Wandsworth Road underground station which is under a 10-minute walk away.



**RECEPTION WITH LOG BURNER AND  
SPACE FOR DINING TABLE AND  
PATIO DOORS OUT TO PRETTY  
GARDEN | FITTED KITCHEN | GOOD  
SIZED DOUBLE BEDROOM | MODERN  
BATHROOM WITH SHOWER CUBICLE  
| GOOD STORAGE | FURNISHED**



RECTORY GROVE  
LONDON SW4  
APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
= 734 SQ.FT / 68.2 SQ.M.  
APPROXIMATE ADDITIONAL AREAS  
= 8 SQ.FT / 0.7 SQ.M.  
TOTAL AREAS SHOWN ON PLAN  
782 SQ.FT / 68.9 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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