



**RAMPTON
BASELEY**

EGLANTINE ROAD, SW18 / SHARE OF
FREEHOLD

A BRIGHT, AIRY TWO BEDROOM FLAT ARRANGED OVER THE FIRST FLOOR OF AN ATTRACTIVE VICTORIAN TERRACED HOUSE ON THIS SOUGHT AFTER RESIDENTIAL STREET A STONE'S THROW FROM WANDSWORTH COMMON.

Well-presented throughout, accommodation comprises a generous reception room with a feature fireplace, built-in alcove storage, a deep bay window and double doors opening to a modern kitchen to the side. There are two double bedrooms and a smart modern bathroom to the rear.

Eglantine Road is situated in a popular residential area to the south of Tonsley Hill, between Aspley Road and Geraldine Road. The amenities of Wandsworth Town and St John's Hill are a short distance away, as are the open spaces of Wandsworth Common. Transport can be found at Clapham Junction Station and Wandsworth Town, which is within easy reach and provides direct links to central London via Waterloo and Victoria.

Council Tax Band: C | EPC: D | Tenure: Share of Freehold

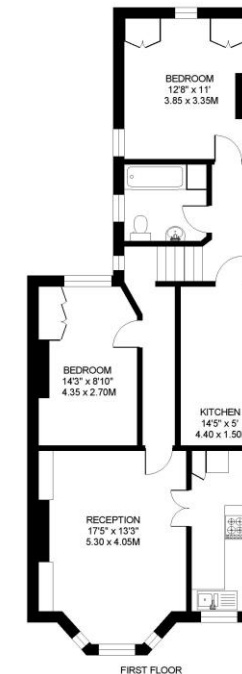
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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

EGLANTINE ROAD
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
735 SQ.FT. / 68.2 SQ.M.



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FLOOR PLAN PRODUCED FOR "RAMPTON BASELEY" by www.RamptonBaseley.co.uk
The plan is computer-generated and not to be taken 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 height is given at the lowest point, and the measurements are shown at that point.

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