



 RAMPTON
BASELEY

HEARNVILLE ROAD, SW12 / SHARE OF
FREEHOLD

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A STUNNING AND BEAUTIFULLY PRESENTED SPLIT LEVEL TWO BEDROOM GARDEN FLAT IN THE HEART OF THE NIGHTINGALE TRIANGLE AND WITHIN EASY REACH OF ALL THE AMENITIES OF BALHAM.

Arranged over the ground and lower ground floor of an attractive red brick Victorian end of terrace house and offering almost 1,100 sq ft of accommodation, the property has a bright, airy reception room with high ceilings, panelled walls and two large sash windows flooding the room with natural light. To the rear is a spacious eat-in kitchen featuring a range of wall and base units with handleless doors and hard woodwork surfaces arranged in an I-shape. Full width bi-folding doors lead directly to the garden. There is also a useful study "nook" on this floor.

There is a double bedroom with a smart modern en-suite shower room on the ground floor and a superb "hotel style" principal bedroom suite on the lower ground floor, with an abundance of fitted storage, and a sumptuous bathroom featuring an oversized shower with glass screen, double basins set in to a vanity unit together with a contemporary style free standing bath with integrated television.

Of particular note is the low maintenance rear garden which has a particularly private feel to it, together with useful side access.

Hearnville Road is a popular residential street in the heart of the Nightingale Triangle. The amenities of Bellevue Road and Balham High Road are a short walk away as are the wide-open spaces of Wandsworth Common. Transport can be found at Wandsworth Common and Balham Underground station, both of which are approximately five-minutes' walk away. Several excellent independent and state schools are nearby, subject to entry and catchment each year.

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



TWO BEDROOMS | RECEPTION ROOM | EAT-IN KITCHEN | GARDEN





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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