



 RAMPTON
BASELEY

WAYNFLETE STREET, SW18 / LEASEHOLD

THIS BEAUTIFULLY PRESENTED STUDIO APARTMENT, LOCATED IN A QUIET CUL-DE-SAC ON THE SOUGHT-AFTER WAYNFLETE STREET, OFFERS APPROXIMATELY 421 SQ FT OF LIGHT AND STYLISH ACCOMMODATION AS WELL AS A COMMUNAL GARDEN.

An abundance of light greets you as you enter this spacious studio flat, set back from the street in a modern apartment building.

The bright contemporary kitchen is immediately to the right and is finished with plenty of wall and base units and integrated appliances. The bedroom area is positioned at the back near the bathroom and provides ample space for a double bed and extra bedroom furniture. A modern shower room completes this lovely flat.

A paved communal garden also offers a lovely option for al fresco dining and the added benefit of off-street parking is available via a permit.

This fantastic flat is located in St. Andrew's Court, in the heart of Earlsfield, and is within easy access of the green, wide-open spaces of Wandsworth Common, King George's Park and Garratt Green. The amenities, bars and restaurants of the vibrant Garratt Lane are just a short walk away. Transport links are brilliant, with Earlsfield station connecting this popular south-west London neighbourhood with central London in just 15 minutes.

Council Tax Band: C | EPC: B | Tenure: Leasehold

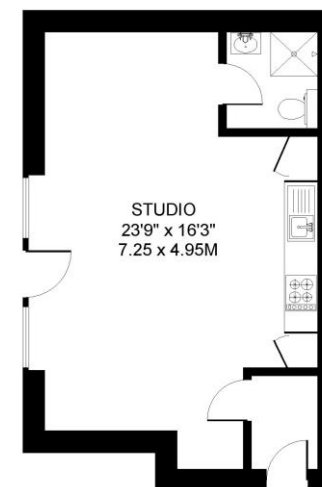
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

ST ANDREWS COURT
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
417 SQ.FT / 38.7 SQ.M.



GROUND FLOOR

DISCLAIMER:
FLOOR PLAN PRODUCED FOR "RAMPTON BASELEY" by www.ramptonbaseley.co.uk
This plan is approximately correct but not to scale and, with the exception of the area marked 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 sloped ceiling, the effect the height, the effect the height, and the measurements are shown at floor level.

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