



**RAMPTON
BASELEY**

BURNTWOOD LANE, SW17 / SHARE OF FREEHOLD

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ARRANGED OVER THE FIRST FLOOR OF A CHARMING VICTORIAN TERRACE, THIS LIGHT-FILLED THREE-BEDROOM FLAT MEASURES APPROXIMATELY 1,062 SQ FT AND OVERLOOKS GARRATT GREEN AS WELL AS BENEFITTING FROM A 91 FT GARDEN. WITH GOOD PROPORTIONS IN ALL THE PRINCIPAL ROOMS, THE LAYOUT MAXIMISES THE NATURAL LIGHT AND INTERNAL SPACE TO CREATE A HOME IDEAL FOR MODERN DAY LIVING.

The elegant reception room is set to the front of the property and boasts high ceilings, a stunning feature fireplace flanked by cabinetry and shelving, wooden floors and a lovely bay window which floods the room with light. The smallest of the three bedrooms is adjacent and could be used as an ideal study space. The principal bedroom has a pretty feature fireplace, good built-in wardrobes and overlooks the garden to the back. The second bedroom and family bathroom with shower over bath are off the hallway which leads through to the open-plan kitchen breakfast room.

Set at the back of the property, this room is wonderfully bright thanks to the large sash windows overlooking the gardens. The kitchen itself has a good range of modern Shaker-style wall and base units and integrated appliances. There is plenty of room for a dining table making the space ideal for both everyday living and entertaining. Stairs to the rear lead down into the 91ft long garden, laid with grass and patio, perfect for alfresco eating and entertaining in the warmer months.

This wonderful property is located on Burntwood Lane, close to the open spaces of Garratt Green and Wandsworth Common. The amenities of both Earlsfield and Bellevue Road are within easy walking distance, as are the transport links of Earlsfield and Wandsworth Common Overground stations and numerous buses along to Tooting Broadway on the Northern Line. In addition, the area is well known for its abundance of excellent state and private schools, subject to catchment and entrance each year.

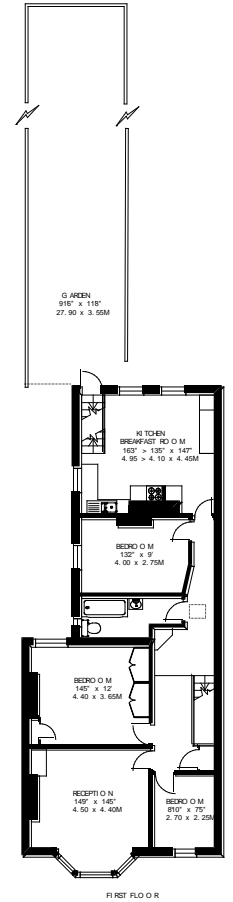
Council Tax Band: D | EPC: C | Tenure: Share of Freehold



RECEPTION | EAT-IN KITCHEN |
THREE BEDROOMS | FAMILY
BATHROOM | 91 FT GARDEN |
OVERLOOKING GARRATT GREEN



BURNWOOD LANE
 EARLSFIELD
 LONDON SW17
 APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 1062 SQ.FT / 98.7 SQ.M.



DISCLAIMER
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 This plan is a preliminary drawing, but not to be taken as a guarantee, and must not be relied upon as a statement of fact. Measurements and areas are approximate only, and have been prepared in accordance with the current rules of the profession. Where a room has a sloping ceiling, the ceiling height is shown in brackets, 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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