



**RAMPTON
BASELEY**

FIELDHOUSE ROAD, SW12 / SHARE OF FREEHOLD

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THIS THREE-BEDROOM FIRST FLOOR FLAT IS PERFECT FOR MODERNISATION AND CONVERSION (SUBJECT TO THE USUAL CONSENTS) AND MEASURES APPROXIMATELY 907 SQ FT OF ACCOMMODATION. THE FLAT BOASTS GOOD PROPORTIONS IN ALL THE PRINCIPAL ROOMS.

To the front of the property is a bright reception room, boasting a large bay window, a feature fireplace and beautiful wooden floors. The kitchen dining room is to the rear with the kitchen itself having access via stairs at the back of the property to the patio garden. Three good-sized bedrooms, and a bathroom complete the accommodation. The property is in need of complete refurbishment which will allow the new owners to create something that suits their own taste and needs.

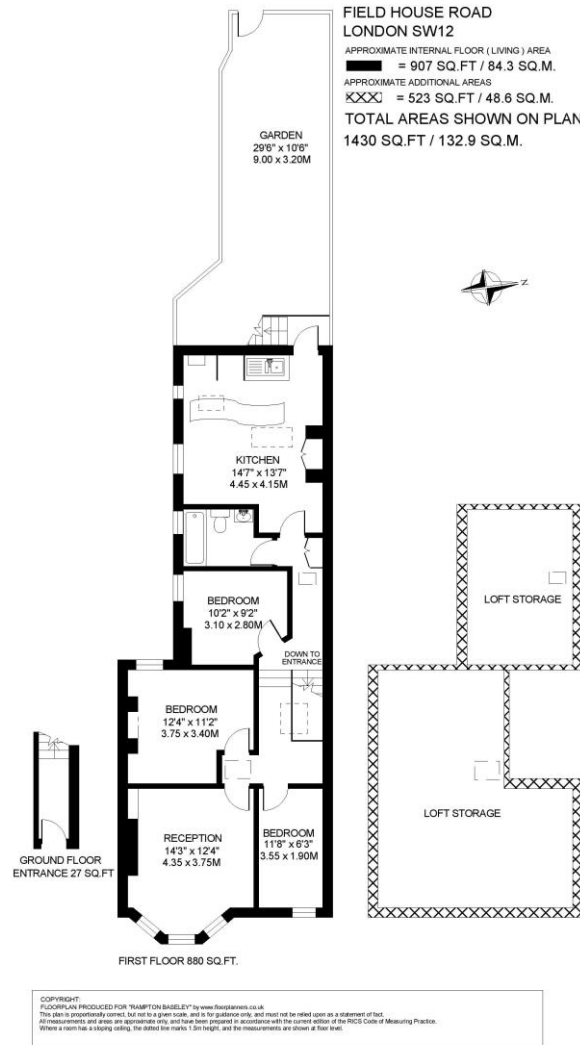
This property can be found on Fieldhouse Road, which is a pretty, residential street located minutes away from the green open spaces of Tooting Bec Common. There is a fantastic selection of shops, bars, and restaurants nearby in Balham. Transport can be found close by at Balham Station offering both Overground and Underground services. Furthermore, the area is also renowned for its outstanding state and private schools (subject to catchment and entrance each year).

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



**KITCHEN | RECEPTION ROOM |
THREE BEDROOMS | ONE
BATHROOM | SUITABLE FOR
CONVERSION (SUBJECT TO ALL THE
USUAL CONSENTS)**





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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