



 RAMPTON  
BASELEY

HASLEMERE AVENUE, SW18 / FREEHOLD

## SW18 / FREEHOLD

**MEASURING APPROXIMATELY 1,224 SQ FT OF ACCOMMODATION, THIS FANTASTIC FOUR-BEDROOM SEMI-DETACHED HOUSE ON A SOUGHT-AFTER STREET IN EARLSFIELD HAS FABULOUS POTENTIAL AND IS FLOODED WITH NATURAL LIGHT THROUGHOUT.**

To the left of the entrance hall is the beautiful open plan kitchen/dining/living room, featuring the same smart, neutral décor found across the property. The kitchen itself is finished with plenty of wall and base units and counter space and a gas hob. The reception area benefits from a wonderful bay window whilst double doors open out onto the terrace from the dining room, providing an abundance of light. The terrace leads round to the partially paved garden, an excellent space that wraps around the left side of the property. A w/c completes the ground floor.

The four bedrooms and two bathrooms are arranged over two floors. On the first floor can be found two generous double bedrooms, one single bedroom and a spacious and stylish bathroom. The second floor showcases the stunning principal bedroom, beautifully finished and complete with en suite bathroom, skylights, and eaves storage.

This superb house is located on Haslemere Avenue, a quiet residential street near the popular and vibrant Garrat Lane. Earlsfield station is just a few minutes' walk away and connects this lovely corner of South-West London with central London in just 15 minutes. The property is also well located for the open spaces of King George's Park and Wandsworth Common as well as the bars and amenities of Garratt Lane and more extensive shopping of The Southside Shopping Centre, which are just a short walk away.

Council Tax Band: E | EPC: B | Tenure: Freehold |



**FOUR BEDROOMS | TWO  
BATHROOMS | OPEN-PLAN  
KITCHEN/DINING/LIVING ROOM |  
GARDEN | W/C**



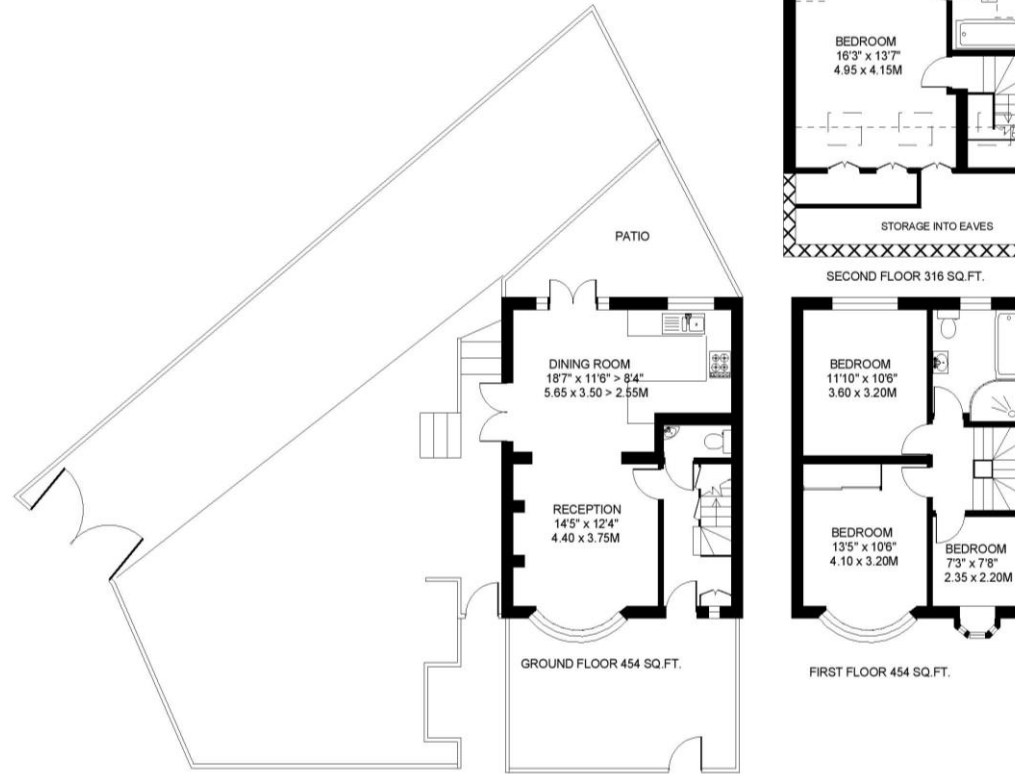
HASLEMERE ROAD  
WANDSWORTH  
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 = 1224 SQ.FT. / 113.7 SQ.M.

APPROXIMATE ADDITIONAL AREAS

 = 114 SQ.FT. / 10.6 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
1338 SQ.FT. / 124.3 SQ.M.



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 This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon 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 dotted line marks 1.5m height, 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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