



**RAMPTON
BASELEY**

CECIL MANSIONS, SW17 / SHARE OF FREEHOLD

**AN EXTREMELY WELL PRESENTED TWO BEDROOM FLAT
ARRANGED OVER THE GROUND FLOOR OF THIS WELL-
REGARDED MANSION BLOCK IN BALHAM WITH DIRECT ACCESS
TO COMMUNAL GARDENS.**

Recently refreshed by the current owners, the property offers almost 750 sq ft of bright, airy accommodation and comprises a wonderful reception room with high ceilings, an attractive period fireplace and built-in alcove storage. Three large sash windows flood the room with natural light.

There are two generous bedrooms both with built-in wardrobes, together with a smart, modern bathroom. The “shaker” style kitchen has ample room to sit, eat and entertain and French doors lead directly to the communal garden and bike storage.

Cecil Mansions is well located for all of Balham’s amenities including the Underground (Northern Line) giving quick and convenient access to the City via Bank, as well as the Balham mainline station which is just under a 10-minute walk away. The shops and restaurants on Bellevue Road and Balham High Road are within easy walking distance, as are the open spaces of Wandsworth Common.

Council Tax Band: D | EPC: D | Tenure: Share of Freehold | Length of Lease: 944 years

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

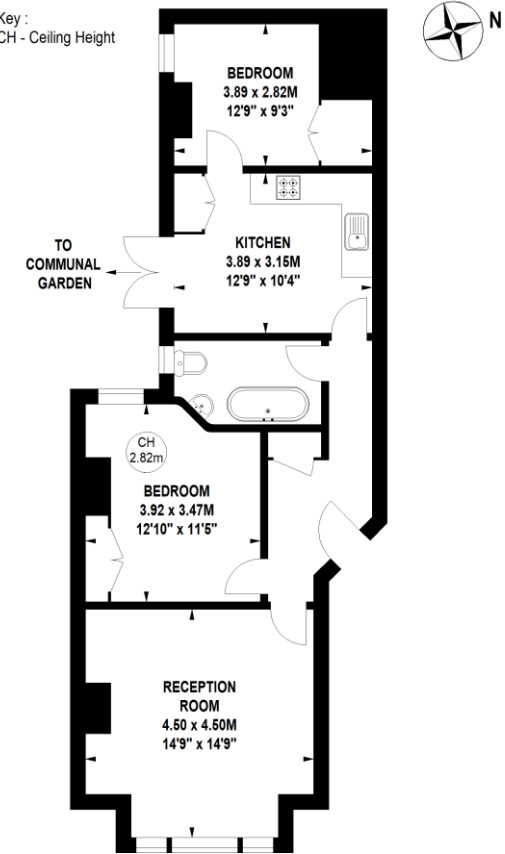


ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

Cecil Mansions, SW17

Approximate gross internal area
69.58 sq m / 749 sq ft

Key :
CH - Ceiling Height



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

RAMPTON BASELEY OFFICES

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