



 RAMPTON  
BASELEY

MAGDALEN ROAD, SW18 / LEASEHOLD

## SW18 / LEASEHOLD

**SUPERBLY LOCATED IN THE HEART OF EARLSFIELD IS THIS STUNNING TWO-BEDROOM FLAT. BEAUTIFULLY PRESENTED, MEASURING APPROXIMATELY 1028 SQ. FT THE FLAT IS LOCATED ON THE TOP FLOOR AND FEATURES ACCESS TO A LARGE COMMUNAL ROOF TERRACE WITH 360 DEGREE VIEWS ACROSS LONDON.**

The property opens into a wide central hallway and directly ahead is the substantial open plan kitchen, reception, and dining room. Featuring large windows, the space is filled with an abundance of natural light and stunning wooden floors flow throughout. The kitchen itself has been tastefully finished, fitted with plenty of wall and base units, quality integrated appliances and a breakfast bar. With plenty of space for a dining table, living area and office space the area offers a flexible living space, perfect for entertaining as well as everyday living.

Two double bedrooms both feature mirror fronted built-in wardrobes, offering plenty of storage and luxurious en suites, one with a shower and the second with a bath and separate walk-in shower. Further storage and a guest WC are available in the entrance hall.

Furthermore, this superb property also benefits from secure underground parking.

The end of Magdalen Road is in the heart of Earlsfield, close to the open spaces of King George's park and the amenities of Garratt Lane. Transport can be found at Earlsfield overground station.

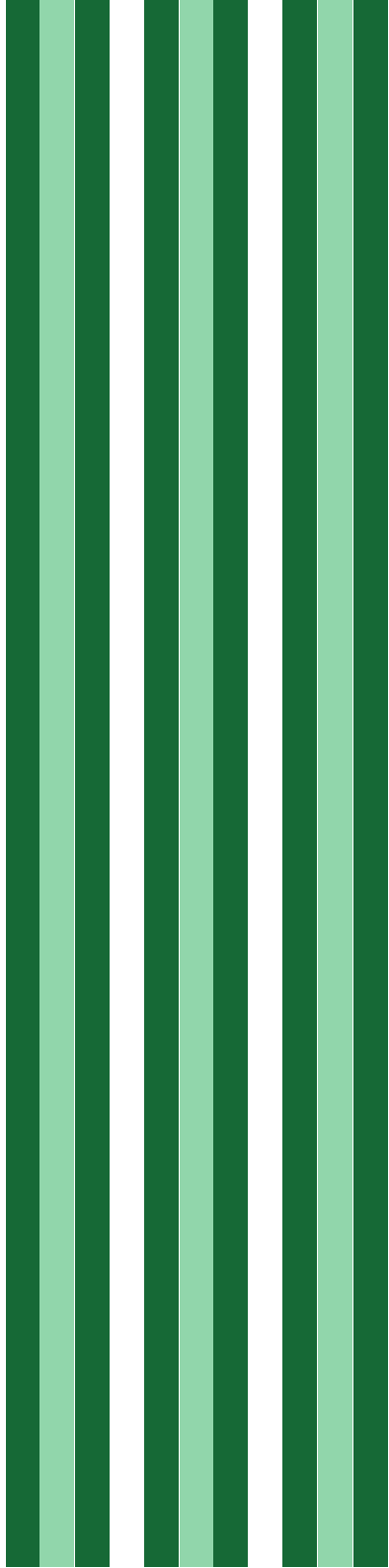


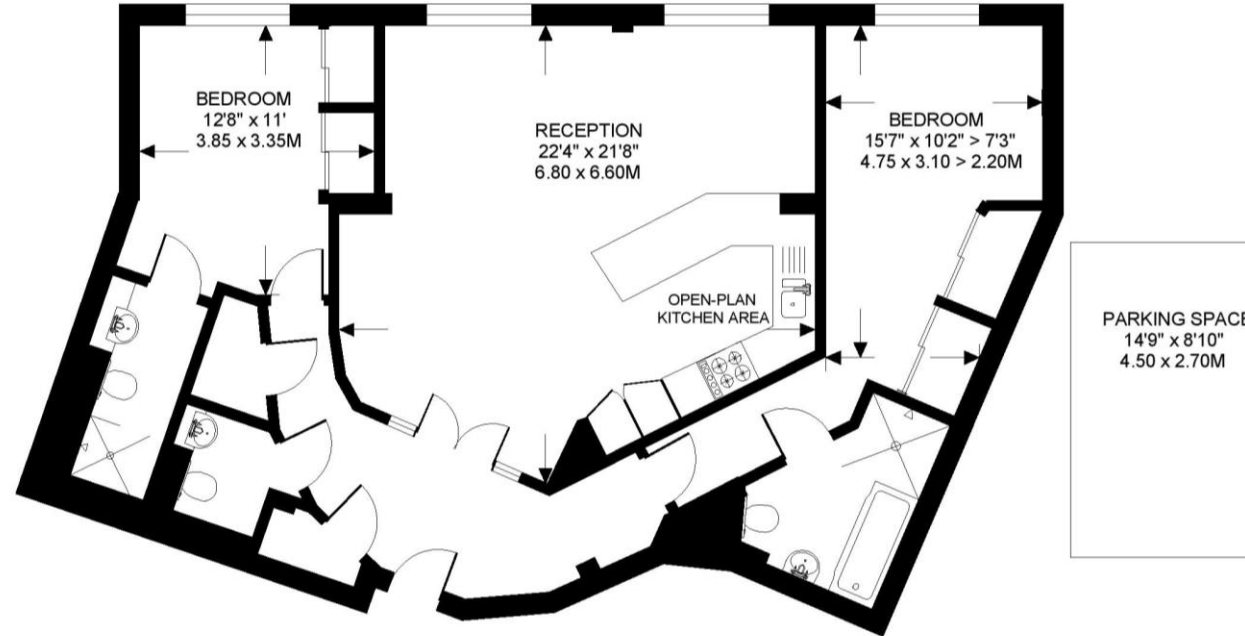


**TWO BEDROOMS | OPEN PLAN KITCHEN  
RECEPTION AND DINING ROOM | TWO  
EN SUITES**

**COMMUNAL ROOF TERRACE WITH 360  
DEGREE VIEWS ACROSS LONDON |  
SECURE UNDERGROUND PARKING**







FOURTH FLOOR

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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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