



 RAMPTON
BASELEY

ABOYNE ROAD, SW17 / LEASEHOLD

THIS BRIGHT AND AIRY TWO-BEDROOM FLAT IS LOCATED ON THE RESIDENTIAL ABOYNE ROAD AND OFFERS APPROXIMATELY 658 SQ FT OF STYLISH ACCOMMODATION. OF PARTICULAR NOTE IS THE PRETTY PRIVATE BALCONY WITH ACCESS FROM BOTH THE KITCHEN/LIVING ROOM AND PRINCIPAL BEDROOM.

To the left of the spacious entrance hall lies the smartly decorated kitchen/living room. The kitchen itself is finished with plenty of contemporary wall and base units and includes integrated appliances and ample work surfaces. Comfortable seating and dining areas provide the perfect space for relaxing and entertaining, and look out to the lovely balcony through a large glass door and window that flood the room with natural light.

At the centre of the property, the modern finishing continues in the beautiful principal bedroom, which also features access to the balcony through another attractive glass door providing an abundance of light to the space. A smart bathroom and fantastic storage cupboard are found adjacent, and a second double bedroom and communal bike storage complete this excellent property.

Aboyne Road is positioned just off Garratt Lane with the bars, restaurants, and amenities of vibrant Tooting and Earlsfield just a stroll away. The green, open spaces of Wandsworth Common are also within easy access as well as Garratt Green on your doorstep. Earlsfield station and Tooting Broadway underground connect this bustling south west London neighbourhood with central London in just 15 and 16 minutes respectively.

Council Tax Band: D | EPC: B | Tenure: Leasehold

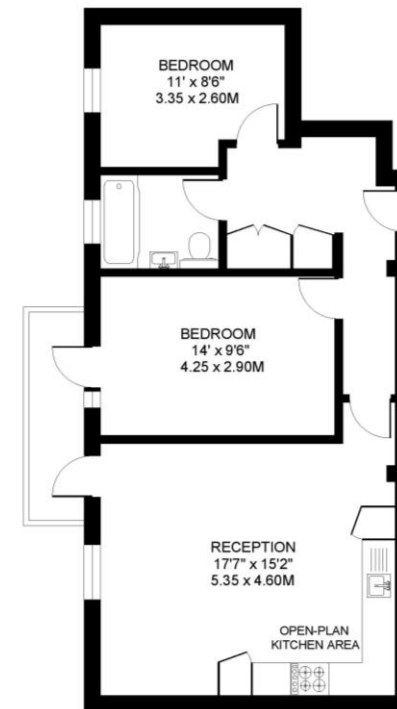
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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

ABOYNE ROAD
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
658 SQ.FT. / 61.1 SQ.M.



FIRST 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.

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