



**RAMPTON  
BASELEY**

LINNET MEWS, SW12 / FREEHOLD

# RAMPTON BASELEY

LOCATED ON A QUIET AND SOUGHT-AFTER NO-THROUGH RESIDENTIAL ROAD IS THIS IMMACULATE TWO-BEDROOM HOUSE. OFFERING APPROXIMATELY 610 SQ FT OF ACCOMMODATION ARRANGED OVER TWO FLOORS, THE PROPERTY INCLUDES A SOUTH-WEST-FACING GARDEN WITH SIDE ACCESS, TWO GARAGES AND OFF-STREET PARKING FOR TWO CARS.

Set back from the road behind a front garden, the house opens to the hallway which leads through to the wonderfully bright reception room. The reception room boasts floor-to-ceiling sliding doors which flood the room with light, smart designer radiators and laminate wooden flooring that gives the room a spacious and contemporary feel.

The doors open onto the pretty courtyard garden, which is west-facing and the ideal space for alfresco dining and entertaining. There is a door to the garage space from the back garden. Both garages' car doors open directly to the two parking spaces in the private parking area at the back of the plot. The garages are brick-built and could be transformed into a garden studio or a home office, fitness space, workshop or to house your collection of motor bikes.

The separate kitchen is set at the front of the house with an excellent range of white, modern wall and base units and integrated appliances, and a large picture window overlooking the front garden.

Located on the top floor are two bedrooms of equal size and a stylish family bathroom with a bath and overhead shower.

The property also benefits from a large loft space which is fully boarded and insulated, ideal for storage.

This excellent house is positioned on Linnet Mews, just off Western Road in the sought-after area known as the Nightingale Triangle. Transport can be found at Clapham South Tube or Balham or Wandsworth Common Overland stations. The amenities of Bellevue Road and Northcote Road are within easy walking distance, as are the wide-open spaces of Wandsworth Common.

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

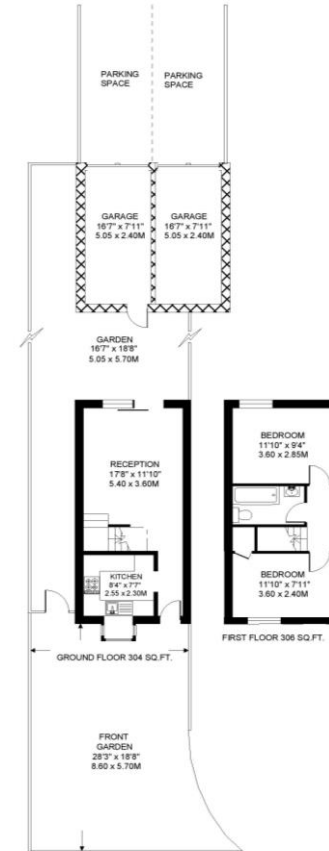
**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

LINNET MEWS  
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
= 610 SQ.FT / 56.7 SQ.M.  
APPROXIMATE ADDITIONAL AREAS  
(GARDEN) = 260 SQ.FT. / 24.2 SQ.M.  
TOTAL AREAS SHOWN ON PLAN  
870 SQ.FT. / 80.9 SQ.M.



DISCLAIMER  
This plan is a general guide only and should not be relied upon for any purpose. It is not intended to be a contract. The actual dimensions of the property may vary from those shown on the plan. The agent and the estate agent are not responsible for any errors or omissions in this plan. Please contact us for more information.

## RAMPTON BASELEY OFFICES

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