



 RAMPTON  
BASELEY

Webb's Road | SW11  
Leasehold



## Description

This fantastic two bedroom flat is ideally positioned close to Northcote Road. The property is situated over the upper two floors of a Victorian building and is well presented throughout. The flat is an end of terrace period property and it certainly has a great feeling of light and space. This property benefits from a private street entrance and a garage which is a rare find in the area.

The stylish kitchen is found at the top of stairs and is fitted with plenty of wall and base units, integrated appliances and wooden work surfaces. Double doors open to a superb large roof terrace with an easi grass lawn, it is a great space for outdoor entertaining.

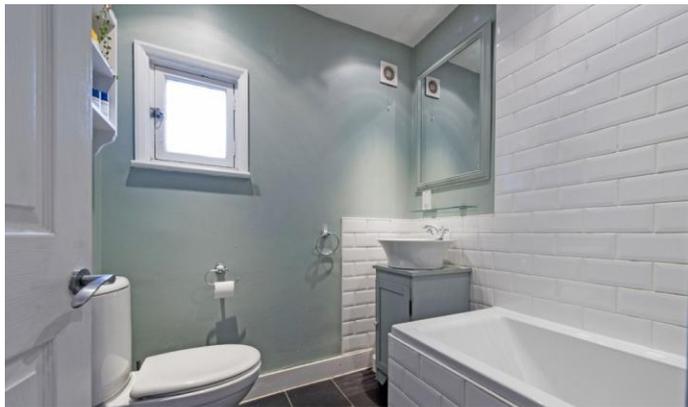
The spacious reception room is also on the first floor measuring approximately 16' in length and there is ample space for a sitting area as well as a dining table. There are two good sized double bedrooms, the larger one located on the second floor with access to good storage in the eaves. A smart family bathroom is situated on the first floor.

This impressive property comes with a garage that is accessed from Dulka Road and measures approximately 19' x 15'.



This beautiful property is positioned on Webb's Road at the junction of Dulka Road. Transport can be found at Clapham Junction or Clapham South tube and the open spaces of Wandsworth and Clapham commons are also nearby. It's also worth pointing out that this flat is very well located for a number of good state and private schools (subject to catchment each year) including Belleville Primary School.

- Two double bedrooms
- Reception room
- Kitchen
- Family bathroom
- Roof terrace
- Garage



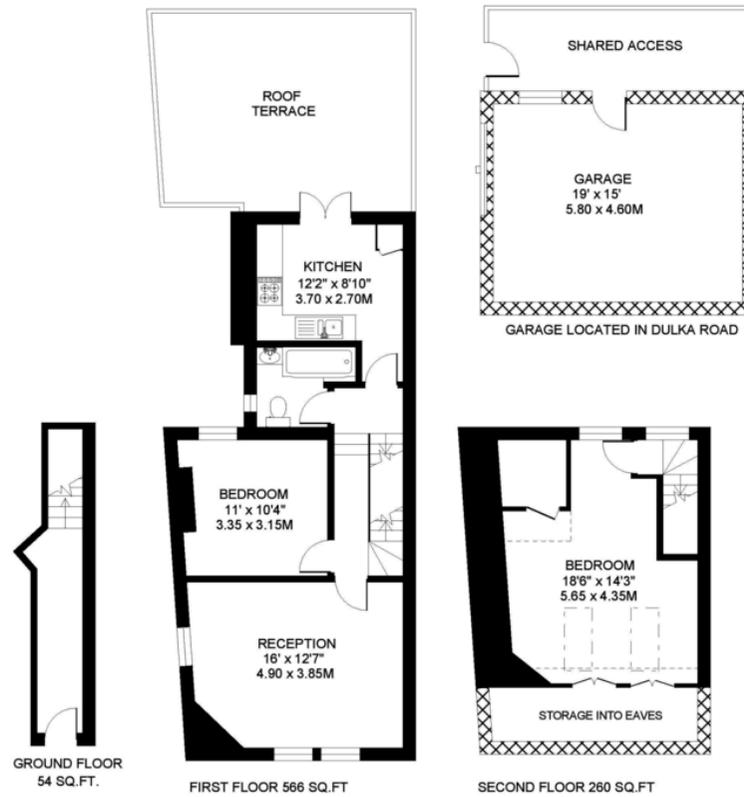


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WEBBS ROAD  
 BATTERSEA  
 LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 ■■■■ = 880 SQ.FT / 81.7 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 XXXX = 352 SQ.FT. / 32.7 SQ.M.  
 TOTAL AREAS SHOWN ON PLAN  
 1232 SQ.FT. / 114.4 SQ.M.



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 This plan is computer-generated, based on a plan supplied, 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 1.1m height, and the measurements are shown at that level.

All statements contained in these particulars as to this property are made without responsibility on the part of Rampton Baseley Estate Agents

