

**RAMPTON
BASELEY**

NORTHCOTE ROAD, SW11 / LEASEHOLD

RAMPTON BASELEY

A SUPERB, SPLIT-LEVEL THREE-BEDROOM MAISONETTE ARRANGED OVER THE TOP TWO FLOORS OF A CONVERTED VICTORIAN BUILDING ON THE NORTHCOTE ROAD. THE PROPERTY IS LIGHT, AIRY AND IN EXCELLENT CONDITION THROUGHOUT WITH A GREAT SENSE OF SPACE. A HUGE DRAW TO THIS FLAT IS THE FANTASTIC ROOF TERRACE, IDEAL FOR AL FRESCO EATING AND ENTERTAINING.

On the first floor of the flat are three bedrooms and a bathroom. The principal double room is set to the front of the property and has bespoke shelving and a built-in wardrobe. Adjacent to this is the second double room with a flat sash window. The third bedroom is to the rear of the flat, currently used as a home office. The contemporary bathroom is alongside, well-appointed with a shower over the bath. The floor-to-ceiling glass doors at the end of the corridor lead on to the large roof terrace offering rooftop views. There is plenty of room for both a table and comfortable seating and the space has a wonderful open aspect.

The open-plan kitchen reception room, which measures over 22 ft in length, is to be found on the third floor. The modern Shaker-style kitchen is to the front of the space and has a good range of wall and base units, fully integrated appliances, a butler's sink and marble worksurfaces. The kitchen is separated from the dining space by a peninsula island and wooden floors run throughout this level. To the back is plenty of space for comfortable seating and the room is flooded with light via the dual aspect windows, as well as a lovely Juliet balcony.

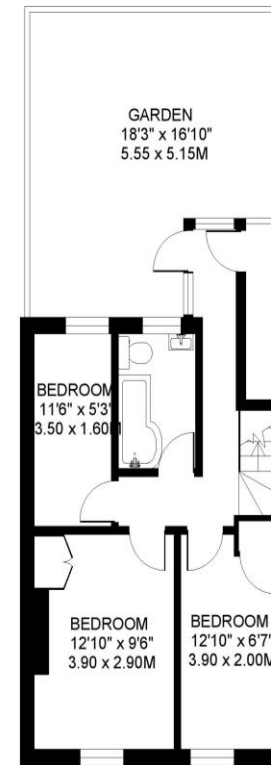
The property is well-located on Northcote Road, close to Shelgate Road and Battersea Rise. Transport can be found at Clapham Junction, approximately a five-minute walk, as well as numerous bus services. The amenities of Northcote Road are on the doorstep and the open spaces of both Wandsworth and Clapham Commons are within easy walking distance.

Council Tax Band: D | EPC: B | Tenure: Leasehold | Length of Lease: 100 years 9 months

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.



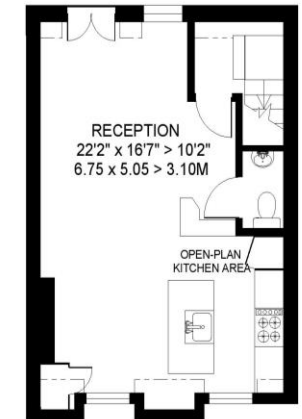
ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS



SECOND FLOOR 416 SQ.FT.

NORTHCOTE ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
801 SQ.FT. / 74.4 SQ.M.



THIRD FLOOR 385 SQ.FT.

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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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