



**RAMPTON  
BASELEY**

BATTERSEA HIGH STREET, SW11 / LEASEHOLD



# SW11 / LEASEHOLD

**A BEAUTIFULLY FINISHED 2-BEDROOM HOUSE IN THIS EXCLUSIVE COLLECTION OF 1-, 2- AND 3-BEDROOM BESPOKE PROPERTIES WITH CONTEMPORARY DESIGN AND STYLISH ELEGANCE OFF BATTERSEA HIGH STREET.**

On the ground floor of this fabulous two bedroom house lies the bright and spacious kitchen reception room. Benefitting from plenty of modern, sleek wall and base units, integrated appliances, a gas stove, and plenty of space for a comfortable dining and seating area, this smart and relaxing room is the perfect space for living and entertaining.

On the first floor can be found the two excellent double bedrooms and bathroom, all completed with the same high-specification finish and stylish design that runs throughout this development. The wonderful dual aspect principal bedroom is flooded with light from two large feature windows and finished with immaculate decor.

The stunning private terrace on the second floor completes this property. This generous space, with frosted glass surround for privacy, is a gorgeous spot for alfresco dining.

Located on the south bank of the Thames, close to the affluent Fulham, Chelsea and Kensington areas of Central London, Battersea was originally seen as an alternative for house hunters priced out of these areas. Fast forward to 2023 and this beautiful village in the city is one of the most popular places in London.

Offering an unprecedented sense of community, class and luxury, Battersea village is home to spectacular Victorian architecture, sprawling public parks, independent bistros, and cafes and all the general joys of riverside living.

Battersea is extremely well connected through Clapham Junction, which will get you into Victoria in four minutes and goes to Waterloo, London Bridge, Croydon, Hounslow and places in Southwest London like Richmond, Putney, and Wimbledon.

Council Tax Band: TBC | EPC: TBC | Tenure: Leasehold | Length of Lease: 998 Years 11 months | Images are computer generated and whilst they are designed to provide an accurate representation of the finished flat, should not be relied upon.



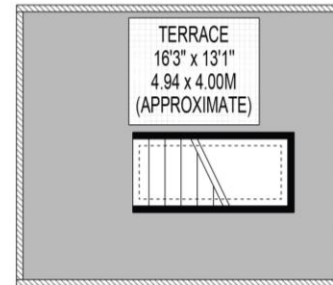
**TWO BEDROOMS | BATHROOM |  
RECEPTION ROOM | KITCHEN |  
TERRACE**



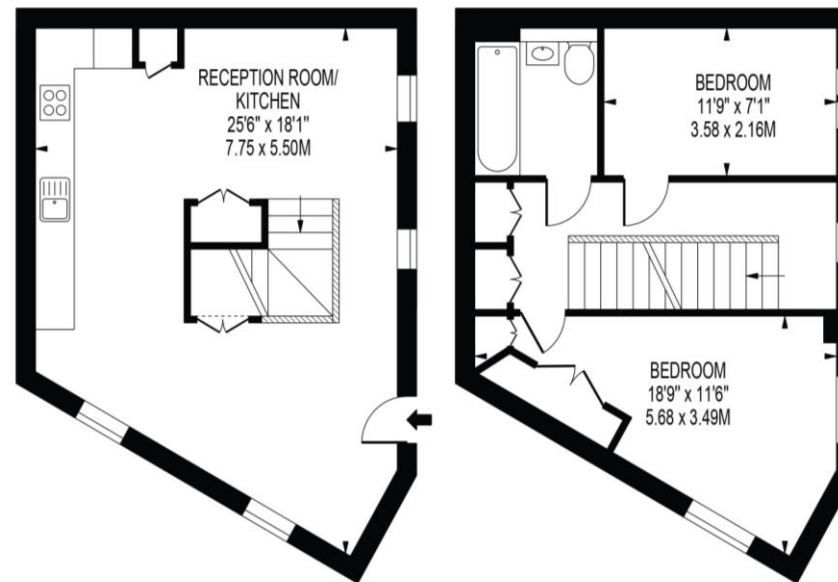


## BATTERSEA HIGH STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 823 SQ FT - 76.46 SQ M



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

**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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