



**RAMPTON  
BASELEY**

BEAUCHAMP ROAD, SW11 / LEASEHOLD

# SW11 / LEASEHOLD

**AN IMMACULATELY PRESENTED TWO-BEDROOM GROUND FLOOR APARTMENT VERY CLOSE TO THE SHOPS AND AMENITIES OF NORTHCOTE ROAD AND CLAPHAM JUNCTION. ARRANGED OVER THE GROUND FLOOR OF A BEAUTIFUL VICTORIAN HOUSE, THE PROPERTY IS INCREDIBLY LIGHT AND SPACIOUS THROUGHOUT AND BENEFITS FROM AN IMPRESSIVE GARDEN, FANTASTIC FOR AL FRESCO DINING AND ENTERTAINING.**

Located at the front of the property are two large double bedrooms, both benefitting from built-in wardrobes. The principal room has the added benefit of an en suite bathroom and bay windows which flood the room with light whilst the second bedroom has access onto a small patio.

A contemporary family bathroom with a bath and overhead shower is ideally situated alongside the second bedroom.

At the rear of the property is a large open-plan kitchen/reception room with wooden flooring throughout. The kitchen itself is well-equipped with a range of wall and base units, integrated appliances and attractive stone worksurfaces. There is plenty of space for both a dining table and comfortable seating area with bi-folding doors opening the full width of the property allowing a tremendous amount of natural light in as well as direct access to the large garden.

The garden is a fantastic space for everyday family living and al fresco dining and entertaining, with the added benefit of a pergola.

The property has underfloor heating throughout and a cellar which is ideal for extra storage space.

The apartment is enviably located moments away from Northcote Road and only a short walk from the transport links at Clapham Junction. The wide-open spaces of Clapham Common are very close by, as are a number of good state and private schools, subject to catchment each year.

Council Tax Band: D | EPC: D | Tenure: Leasehold | Length of Lease: 167 years 4 months



**TWO DOUBLE BEDROOMS | EN SUITE  
BATHROOM | FAMILY BATHROOM |  
OPEN PLAN KITCHEN / RECEPTION  
ROOM | GARDEN | CELLAR**



BEAUCHAMP ROAD  
BATTERSEA  
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
987 SQ.FT / 91.7 SQ.M.



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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.

**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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