



**RAMPTON
BASELEY**

PARMA CRESCENT, SW11 / LEASEHOLD

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A UNIQUE TOP FLOOR APARTMENT POSITIONED ON A HIGHLY SOUGHT-AFTER RESIDENTIAL STREET. THIS SUPERB SPLIT-LEVEL FLAT IS ARRANGED OVER THE FIRST AND SECOND FLOOR OF A PERIOD CONVERSION AND OFFERS APPROXIMATELY 751 SQ FT OF LIVING SPACE. A HUGE DRAW TO THIS FLAT IS THE ROOF TERRACE WHICH IS IDEAL FOR ALFRESCO DINING AND ENTERTAINING DURING THE SUMMER MONTHS.

Situated at the front of the property on the first floor is a shaker style kitchen / breakfast room which is full of character with dark beams, whitewashed wooden flooring, base units, shelving units, fully integrated appliances, and plenty of space for a dining room table.

At the rear of the property is a good-sized reception room which has a bright and airy feel with high ceilings and bay windows which flood the room with light. A double bedroom with built-in storage completes this level.

On the second floor of the property is a further bedroom, a contemporary family bathroom with a bath and walk-in shower, and a large West facing roof terrace. The roof terrace is a fantastic size with a great feel of privacy and views over the rooftops. There is plenty of space for outdoor furniture as well as potted planters and shrubbery, perfect for alfresco dining and entertaining.

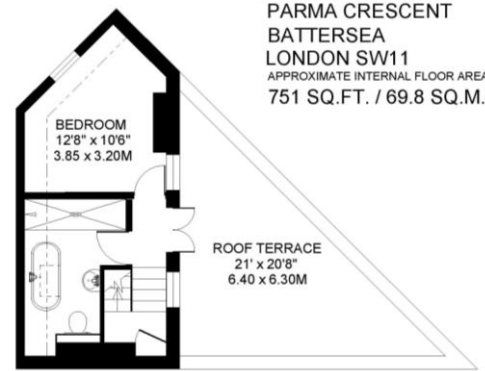
Parma Crescent is a quiet residential street that runs off Eccles Road. Transport can be found at Clapham Junction which is approximately a five-minute walk, and the amenities of Northcote Road are also within easy walking distance. The open spaces of Clapham Common are a short walk away and there is an abundance of shops, bars and restaurants nearby. There are a number of good and state private schools nearby (subject to catchment and entrance each year).

Council Tax Band: C | EPC: E | Tenure: Leasehold | Length of Lease: 150 years 6 months



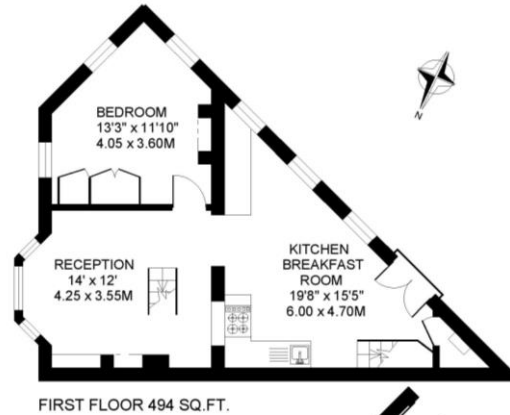
**TWO BEDROOMS | KITCHEN /
BREAKFAST ROOM | RECEPTION
ROOM | FAMILY BATHROOM |
ROOF TERRACE**





PARMA CRESCENT
BATTERSEA
LONDON SW11
APPROXIMATE INTERNAL FLOOR AREA
751 SQ.FT. / 69.8 SQ.M.

SECOND FLOOR 230 SQ.FT.



FIRST FLOOR 494 SQ.FT.

GROUND FLOOR 26 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 dashed 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

RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111
BELLEVUE ROAD SW17 | 020 3846 0999
BALHAM HIGH ROAD SW17 | 020 8767 7079
GARRATT LANE SW18 | 020 8879 6205

www.ramptonbaseley.com

