



**RAMPTON
BASELEY**

DANVERS AVENUE, SW11 / LEASEHOLD

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A FANTASTIC TWO-BEDROOM TWO-BATHROOM APARTMENT THAT IS LOCATED IN ON THE FOURTH FLOOR OF A MODERN DEVELOPMENT IN THE HEART OF BATTERSEA, WITH EASY ACCESS TO CLAPHAM JUNCTION STATION. THE PROPERTY IS IN EXCELLENT CONDITION THROUGHOUT AND HAS BEEN DESIGNED TO THE HIGHEST OF STANDARDS WHILST OFFERING APPROXIMATELY 827 SQ FT OF LIVING SPACE.

A HUGE DRAW TO THIS FANTASTIC HOUSE IS THE DUAL BALCONIES AND LARGE ROOF TERRACE WHICH IS IDEAL FOR ALFRESCO DINING AND ENTERTAINING.

The property offers two generously sized bedrooms. The principal bedroom boasts an ensuite bathroom, built-in wardrobes, and access to a private balcony, while the second bedroom features a charming Juliette balcony.

Located opposite the second bedroom is a useful built-in storage space as well as a contemporary family bathroom with a bath and overhead shower.

A large open plan living room / kitchen with tiled flooring can be found at the rear of the property and offers plenty of space for both a dining table and comfortable seating area. The smart kitchen benefits from composite stone worktops, both wall and base units, fully integrated appliances and access to a private balcony with far reaching views across London and the local green spaces.

In addition to the private balcony, there is direct access to a spacious roof terrace with ample space for outdoor furniture and decorative planters, creating an exceptional area for outdoor dining and entertaining.

The residence has been impeccably completed to the highest quality, featuring premium enhancements such as Sonos connectivity, integrated ceiling speakers, underfloor flooring, luxurious bedroom carpets and elegant brushed stainless-steel hardware. The development also offers secure bike stands and bike storage.

Danvers Avenue is located just moments from the amenities of both Northcote Road and St Johns Hill. Additionally, it is ideally situated within a short walking distance from Clapham Junction Overground station. There is an excellent selection of both state and private schools nearby, subject to catchment each year.

Council Tax Band: D | EPC: B | Tenure: Leasehold | Length of Lease: 118 years 7 months



Two bedrooms
Family bathroom
Ensuite bathroom
Large reception room
Dual balconies
Roof terrace



**HIDCOTE APARTMENTS
BATTERSEA
LONDON SW11**

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

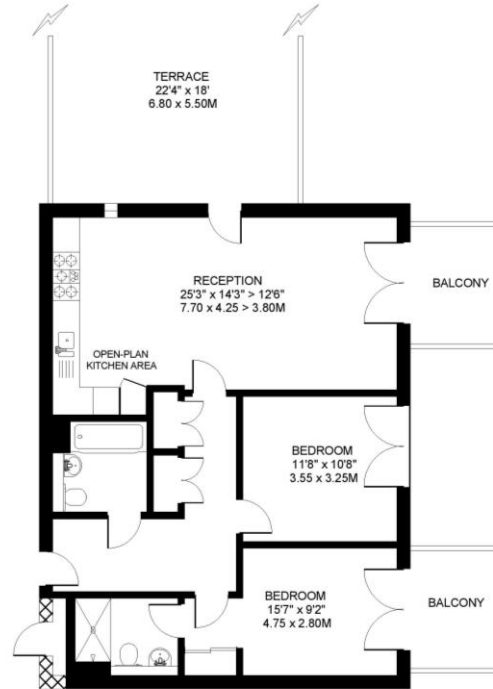
■ = 827 SQ.FT. / 76.8 SQ.M.

APPROXIMATE ADDITIONAL AREAS

XXXX = 5 SQ.FT. / 0.5 SQ.M.

TOTAL AREAS SHOWN ON PLAN

832 SQ.FT. / 77.3 SQ.M.



FOURTH FLOOR

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FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.co.uk
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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