



**RAMPTON  
BASELEY**

BRIDGES COURT ROAD, SW11 / LEASEHOLD



## SW11 / LEASEHOLD

**THIS SPACIOUS TWO-BEDROOM, TWO-BATHROOM FLAT IS SITUATED ON THE SIXTH FLOOR OF A MODERN BUILDING NEAR THE RIVER THAMES. THE PROPERTY OFFERS APPROXIMATELY 668 SQ FT OF WELL-PRESENTED LIVING SPACE, FEATURING A BALCONY AND A COMMUNAL GARDEN.**

Upon entering the property, you'll find a bright and airy double bedroom on the left and a modern family bathroom with a bath and overhead shower on the right. The principal bedroom, further down the hallway, includes built-in wardrobes and an ensuite bathroom.

Towards the rear of the flat, there's a dual-aspect reception room and kitchen flooded with natural light and boasting wooden flooring and ample space for both a comfortable seating area and dining area. The well-equipped kitchen features both wall and base units and fully integrated appliances.

Large glass doors open from the living area onto a private balcony, perfect for outdoor dining and entertaining whilst offering scenic river views.

Additionally, the property benefits from underfloor heating throughout, practical built-in storage accessible from the hallway and a landscaped communal garden.

Brunskill House is a riverside development situated between Wandsworth and Battersea Bridge. Transport can be found at Clapham Junction and Wandsworth Town Overground stations. Frequent buses from York Road also take you over the river into Fulham and Chelsea. Uber boats also allow access between Barking Riverside Pier in the east and Putney Pier in the west, stopping at 24 piers along the way. The Plantation Wharf pier is within a 5-minute walk and is a great method of transport for travelling through London without the traffic.

Council Tax Band: F | EPC: B | Tenure: Leasehold | Length of Lease: 244 years 3 months.



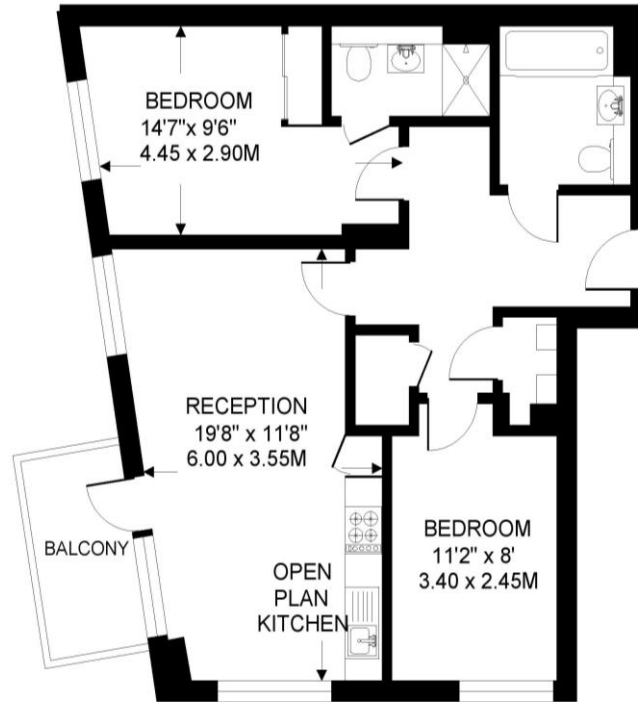
**TWO BEDROOMS | TWO  
BATHROOMS | KITCHEN / DINING  
ROOM | LIVING AREA | BALCONY |  
COMMUNAL GARDENS | LIFT  
ACCESS | RIVER VIEWS**





**BRUNSKILL HOUSE  
BATTERSEA  
LONDON SW11**

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
668 SQ.FT / 62.1 SQ.M.



SIXTH FLOOR

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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

**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](http://www.ramptonbaseley.com)

