



**RAMPTON  
BASELEY**

BENNERLEY ROAD, SW11 / SHARE OF FREEHOLD

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**THIS SUPERB THREE-BEDROOM APARTMENT SPANS THE FIRST AND SECOND FLOORS OF A CHARMING VICTORIAN CONVERSION. IDEALLY SITUATED ON A SOUGHT-AFTER RESIDENTIAL STREET “BETWEEN THE COMMONS”, THE PROPERTY PROVIDES APPROXIMATELY 876 SQ FT OF GENEROUSLY PROPORTIONED AND BEAUTIFULLY PRESENTED LIVING SPACE.**

The open-plan kitchen / reception room, positioned at the front of the property, showcases impressive Victorian features, including high ceilings, a feature fireplace and wooden flooring throughout. Thoughtfully designed for contemporary living, the room maximises both light and space, offering ample room for a dining area and comfortable seating area, creating an ideal setting for both entertaining and everyday family living.

The kitchen is equipped with a range of both wall and base units, along with fully integrated appliances.

Two bright and airy double bedrooms can be found at the rear of the property, each benefitting from built-in storage. The bedrooms share a well-appointed family bathroom featuring a bath and overhead shower.

The second floor encompasses of the principal bedroom, featuring built-in wardrobes, an ensuite bathroom and storage into the eaves.

This property is situated on Bennerley Road close to Webb's Road and all the amenities of Northcote Road. Clapham Junction is approximately a ten-minute walk away and the house is also well located for a number of good state and independent schools, subject to catchment each year.

Council Tax Band: D | EPC: D | Tenure: Share of Freehold | 984 years 3 months




**OPEN PLAN KITCHEN / RECEPTION  
ROOM | THREE BEDROOMS | ENSUITE  
BATHROOM | FAMILY BATHROOM |  
EAVES STORAGE**

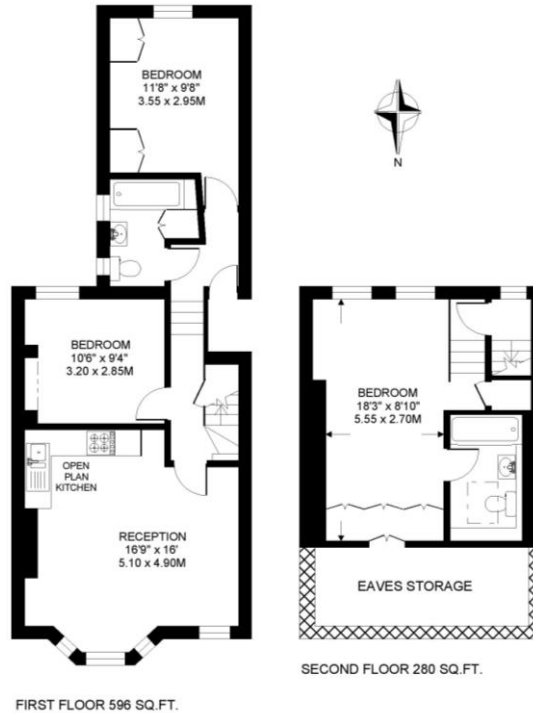


BENNERLEY ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
 = 876 SQ.FT / 81.4 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 = 95 SQ.FT. / 8.8 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 971 SQ.FT. / 90.2 SQ.M.



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 This plan is approximately 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 its floor 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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