



 **RAMPTON  
BASELEY**

MOLASSES HOUSE, SW11 / LEASEHOLD



## THIS FANTASTIC 2-BEDROOM APARTMENT IS SET ON THE THIRD FLOOR OF A POPULAR MODERN RIVERSIDE DEVELOPMENT AND OFFERS 930 SQ FT OF BRIGHT AND AIRY ACCOMMODATION AS WELL AS A LARGE ROOF TERRACE.

The large reception room is neutrally decorated with built-in cabinetry and wooden flooring which adds to the sense of space and light. A glazed door opens directly onto the expansive west-facing roof terrace which measures almost 23 ft by 18ft and offers excellent views, ideal for al fresco dining and entertaining. The separate kitchen is very well-appointed with a good range of white contemporary wall and base units and fully integrated appliances. The double bedroom has excellent built-in wardrobes and an en suite shower room as well as direct access to the roof terrace. The single bedroom opens onto the roof terrace and could also be used as an ideal home office. A bathroom completes the accommodation.

Molasses House is a riverside development in Battersea situated just off York Road and ideally positioned only a 2-minute walk from Plantation Wharf Pier which offers direct routes via river bus to Blackfriars and Canary Wharf.

Excellent transport links can also be found at Clapham Junction, a major transport hub serving Waterloo, Victoria, the South East and South West including Gatwick airport.

An abundance of good shops, bars and restaurants can be found nearby on the pedestrianised Old York Road and the riverside path leads along to Battersea Square, Battersea Park and Battersea Power Station past bars and restaurants, with Chelsea and the King's Road just over the river.

Council Tax Band: G | EPC: C | Tenure: Leasehold | Length of Lease: 965 years 1 month

**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

MOLASSES HOUSE  
BATTERSEA  
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
930 SQ.FT. / 86.4 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.

### RAMPTON BASELEY OFFICES

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