



**RAMPTON
BASELEY**

GLYCENA ROAD, SW11 / LEASEHOLD

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THIS SUPERB THREE-BEDROOM FLAT IS LOCATED ON THE FIRST AND SECOND FLOOR OF A VICTORIAN CONVERSION AND IS BEAUTIFULLY PRESENTED THROUGHOUT. THE FLAT MEASURES 923 SQ FT AND HAS AN EXCELLENT FEELING OF LIGHT AND SPACE. A HUGE DRAW IS THE TERRACE, IDEAL FOR AL FRESCO DINING AND ENTERTAINING DURING THE SUMMER MONTHS.

Two double bedrooms are situated toward the rear of the first floor of the property. Also located on this floor is a luxurious principal bedroom and a wonderful en-suite shower room. Conveniently located in the middle of the property is a modern family bathroom with a bath and overhead shower.

The kitchen and reception room can be found on the second floor of this stylish flat. The area has been well designed allowing plenty of space for entertaining as well as everyday living. The kitchen itself has been fitted with good quality wall and base units and integrated appliances, and leads to a beautiful balcony with lovely rooftop views. This is the perfect place for al fresco dining and entertaining during the summer months. The fantastic reception room benefits from plenty of additional storage in the eaves.

Glycena Road is located just off Lavender Hill with the amenities of Clapham Junction and Northcote Road within easy walking distance. Fantastic transport can be found at Clapham Junction which is a five-to-ten-minute walk.

Council Tax Band: D | EPC: C | Tenure: Leasehold | Length of Lease: 98 years 1 month.



**RECEPTION ROOM | KITCHEN
| PRINCIPAL BEDROOM WITH EN
SUITE SHOWER ROOM | TWO
FURTHER BEDROOMS | FAMILY
BATHROOM | BALCONY**



GLYCENA ROAD
BATTERSEA
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA

■ = 895 SQ.FT / 83.1 SQ.M.

APPROXIMATE ADDITIONAL AREAS

XXXX = 28 SQ.FT. / 2.6 SQ.M.

TOTAL AREAS SHOWN ON PLAN
923 SQ.FT. / 85.7 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.

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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