



**RAMPTON
BASELEY**

WINSHAM GROVE, SW11 / SHARE OF FREEHOLD

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NESTLED ON THE LOWER LEVEL OF A CHARMING MID-TERRACED VICTORIAN BUILDING, THIS SUPERB TWO-BEDROOM FLAT OCCUPIES A DESIRABLE POSITION ON A SOUGHT-AFTER STREET BETWEEN THE COMMONS. ACCESSED THROUGH ITS OWN FRONT DOOR THE PROPERTY IS PRESENTED IN AN EXCELLENT DECORATIVE ORDER THROUGHOUT AND BENEFITS FROM AN ABUNDANCE OF NATURAL LIGHT.

Positioned at the rear of the property is the spacious living area which seamlessly connects with the garden through bi-folding doors, creating an ideal setting for entertainment and a harmonious indoor-outdoor lifestyle. A spacious open-plan kitchen and dining area adjoin the reception room, offering ample space for dining. The kitchen is well-equipped with wall and base units, integrated appliances, and is illuminated by a skylight.

The property features two good sized double bedrooms, the first bedroom features double fitted wardrobes and spacious bay windows fitted with shutters. The second bedroom conveniently opens to the courtyard through a door, both rooms welcoming plenty of natural light. The beautiful 3-piece family bathroom features a large walk-in shower and bath.

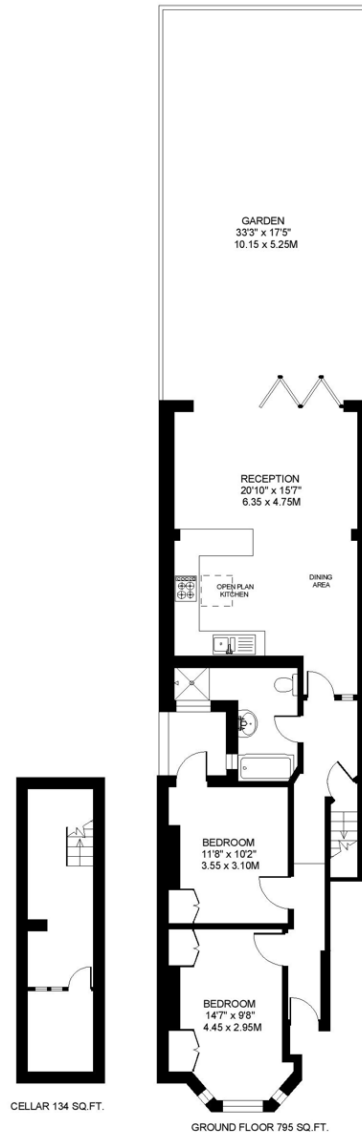
Winsham Grove stands as one of Battersea's most charming residential streets. Situated adjacent to Culmstock Road, this property is ideally located within easy walking distance of Clapham South tube station. At the end of the road lies the picturesque Clapham Common, offering stunning open spaces. Additionally, the area is surrounded by reputable state and private schools (subject to yearly catchment areas).

Council Tax Band: D | EPC: C | Tenure: Share of Freehold | Length of Lease: 955 years



**TWO DOUBLE BEDROOMS | OPEN
PLAN LIVING/KITCHEN | BATHROOM
| IMMACULATEDLY PRESENTED |
LARGE GARDEN**





WINSHAM GROVE
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
929 SQ.FT / 86.3 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

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

