



**RAMPTON  
BASELEY**

BELLEVILLE ROAD, SW11 / LEASEHOLD



A BRIGHT AND AIRY TWO-BEDROOM FLAT, WELL LOCATED ON A POPULAR RESIDENTIAL ROAD BETWEEN THE COMMONS AND JUST OFF NORTHCOTE ROAD. THIS CHARMING PROPERTY HAS AN EXCELLENT SENSE OF SPACE AND LIGHT AND IS PRESENTED IN GOOD DECORATIVE ORDER.

PLANNING PERMISSION TO EXTEND THE PROPERTY IS CURRENTLY IN PLACE WITH THE FREEHOLDERS CONSENT GRANTED.

The flat benefits from a fantastic living space with a spacious reception room perfect for entertaining, with plenty of room for a dining table and separate seating area. The kitchen is open plan to the reception but set down a couple of steps to the side giving a certain degree of separation. The kitchen itself is fitted with a good range of wall and base units.

Leading off the main reception area are two good-sized double bedrooms, one with a built-in wardrobe, and a family bathroom.

Belleville Road is considered one of the most sought-after residential streets between the commons due to its superb location for schooling. Belleville Primary is literally across the street and Honeywell is also nearby (subject to catchment each year). The property is on the corner of Northcote Road with all its buzz and amenities, and transport is at Clapham Junction. The wide-open spaces of both Wandsworth and Clapham Commons are just a short walk away.

Council tax band: C – EPC: D – Tenure: Leasehold - Length of Leasehold: 125 years

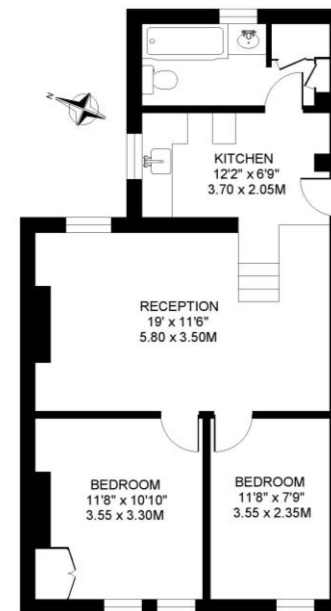
**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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

BELLEVILLE ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
613 SQ.FT / 56.9 SQ.M.



FIRST 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.

## RAMPTON BASELEY OFFICES

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