



**RAMPTON
BASELEY**

LATCHMERE ROAD, SW11 / LEASEHOLD

SW11 / LEASEHOLD

THIS IMPECCABLE VICTORIAN CONVERTED APARTMENT, WITH THREE BEDROOMS, BOASTS AN EXPANSIVE LIVING AREA OF AROUND 793 SQ FT. THE PROPERTY HAS A FANTASTIC QUALITY OF FINISH AND EXUDES A WONDERFUL SENSE OF LIGHT AND SPACE THROUGHOUT. THE PROPERTY IS IDEALLY SITUATED IN A HIGHLY DESIRABLE AREA BETWEEN CLAPHAM COMMON AND BATTERSEA PARK, AND JUST A SHORT WALK FROM CLAPHAM JUNCTION STATION.

ONE OF THE STANDOUT FEATURES OF THIS EXCEPTIONAL FLAT IS THE ROOF TERRACE, PERFECTLY SUITED FOR OUTDOOR DINING AND ENTERTAINING.

Towards the front of the property, you'll find three spacious double bedrooms, two of which feature stylish modern ensuite bathrooms and built-in wardrobes. Additional storage space can also be located opposite the third bedroom.

Continuing down the hallway, you'll find a convenient family bathroom equipped with a bathtub and overhead shower.

Located at the rear of the property is a bright and spacious open plan kitchen / reception room. The modern kitchen is equipped with sleek floor-to-ceiling cabinetry, fully integrated appliances and a convenient breakfast island. The generous reception space allows for a cosy seating arrangement and a dining area. The room boasts wooden flooring, ample natural light pouring in through large windows, and a bi-folding door that leads to the terrace.

The well-proportioned terrace is a delightful setting for open-air dining and socialising, offering ample room for outdoor furniture and views over the surrounding rooftops.

This fantastic property is positioned on Latchmere Road, close to all the amenities of Battersea Rise, Clapham Junction and Northcote Road. The wide-open spaces of Clapham Common are just a short walk away and Battersea Park is approximately 15 minutes on foot. Numerous transport options are at Clapham Junction and a number of good state and private schools are within easy reach, subject to catchment each year.

Council Tax Band: D | EPC: C | Tenure: Leasehold | Length of Lease: 117 years 3 months



THREE BEDROOMS | TWO ENSUITE
BATHROOMS | FAMILY BATHROOM |
OPEN-PLAN KITCHEN / RECEPTION
ROOM | BALCONY



LATCHMERE ROAD
 BATTERSEA
 LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■■ = 793 SQ.FT / 73.7 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 XXXX = 19 SQ.FT. / 17.7 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 812 SQ.FT. / 91.4 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 are given as 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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