



**RAMPTON
BASELEY**

COLOGNE ROAD, SW11 / SHARE OF FREEHOLD

RAMPTON BASELEY

NESTLED IN A SOUGHT-AFTER RESIDENTIAL AREA, MERE MOMENTS FROM CLAPHAM JUNCTION, THIS THREE-BEDROOM FLAT, WITH ITS OWN PRIVATE ENTRANCE, IS SITUATED ON THE RAISED GROUND FLOOR, AND SPANS APPROXIMATELY 913 SQ FT. THIS WONDERFUL PROPERTY HAS A LIGHT AND SPACIOUS INTERIOR AND IS AN IDEAL CANVAS, OFFERING AN OPPORTUNITY TO PERSONALIZE AND CRAFT THIS SPACE INTO YOUR PERFECT HOME.

Spanning from the front to the rear, the large open plan living and dining area is the heart of this flat, providing abundant space for living, entertaining and dining. Enhanced by hardwood flooring throughout, feature fireplaces, and generously sized windows, providing this space with natural light.

Situated at the rear of the property, the kitchen presents the perfect opportunity for customization. This blank canvas offers ample room to tailor and design a personalized, functional kitchen space that complements your preferences and requirements.

On the opposite side of the flat, you'll find two good sized double bedrooms alongside a single bedroom/office. Each room featuring hardwood flooring, built-in wardrobes, and large windows that flood the space with natural light. The primary room is accentuated by a charming bay window.

Positioned between the two double bedrooms is a recently renovated bathroom, featuring a walk-in overhead shower.

Located near St John's Hill, Cologne Road offers exceptional convenience with Clapham Junction just a brief five-to-ten-minute stroll away, providing an abundance of transportation options. The vicinity homes an array of quality shops, bars, and restaurants, ensuring a vibrant and accessible neighbourhood.

EPC Rating: C | Council Tax Band: E | Tenure: Share of Freehold | Length of Lease: 86 years

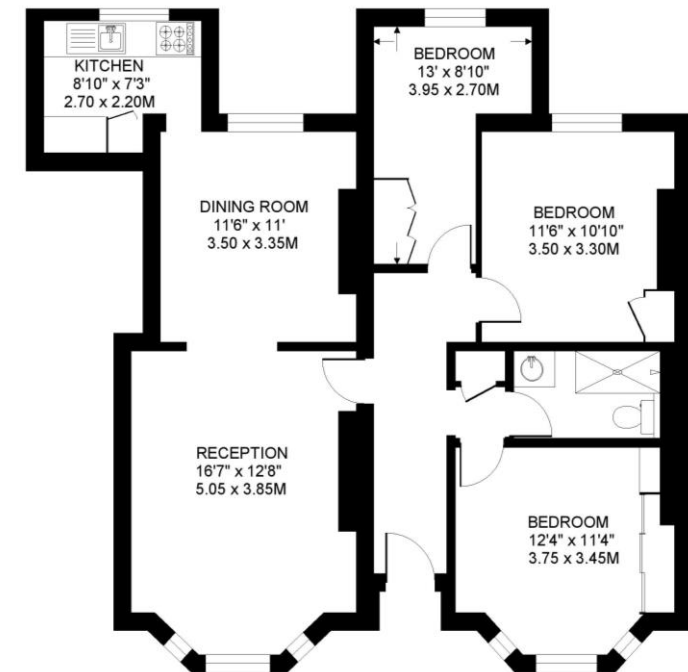
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

COLOGNE ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
913 SQ.FT / 84.8 SQ.M.



RAISED GROUND FLOOR

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FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.co.uk
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.

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