



 **RAMPTON
BASELEY**

WROUGHTON ROAD, SW11 / SHARE OF FREEHOLD

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FOUND ON THE POPULAR WROUGHTON ROAD IS THIS BEAUTIFULLY FINISHED TWO-BEDROOM GARDEN FLAT. ARRANGED OVER THE GROUND LEVEL OF A CONVERTED VICTORIAN HOUSE, THIS PROPERTY HAS A SUPERB SENSE OF LIGHT AND SPACE THROUGHOUT.

Located at the front of the flat are the two double bedrooms, both of which boast superb built-in storage. The primary bedroom features intricate corncicing and a large bay window, which floods the room with natural light. The second room features doors for direct access into a light well. Ideally located between the bedrooms and the open-plan kitchen and living space is the bathroom, finished with high-quality fittings and a bath with an over-head shower.

At the rear of the property is an impressive open-plan kitchen/reception room. The kitchen benefits from integrated appliances, Corian work surfaces, and a large skylight directly above, providing plenty of natural light. The reception area houses plenty of space for entertaining as well as everyday living, with room for a dining table and comfortable living space. One of the huge draws to this stunning flat are the glazed concertina doors, which run the full length of the back of the property, leading out into the attractive south-west-facing terraced garden, which is ideal for an indoor-outdoor entertaining lifestyle in the summer months.

Ideally situated between the commons, this property offers close proximity to the many amenities in the area, with the benefit of being near Northcote Road's café culture, market, and superb range of shops. Clapham Junction, Clapham South, and Wandsworth Common train stations being within a 15-20 minute walk provides an abundance of convenient transportation options.

Council Tax Band: D | EPC: D | Tenure: Share of Freehold | Length of Lease: 93 years 6 months



**TWO DOUBLE BEDROOMS |
BATHROOM | OPEN-PLAN KITCHEN
AND RECEPTION | TERRACED
GARDEN**



WROUGHTON ROAD
BATTERSEA
LONDON SW11
APPROXIMATE INTERNAL FLOOR AREA
723 SQ.FT / 67 SQ.M.



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This plan is prepared by a professional surveyor and is for guidance only. It is not intended to be used as a substitute for a detailed survey.
Measurements are taken to the approximate centre of the room. Measurements are taken to the centre of the room unless otherwise stated.
Where a room has a sloping ceiling, the depth of the room is the height, and the measurement is given in feet and inches.

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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