





## SW11 / SHARE OF FREEHOLD

**POSITIONED ON THIS HIGHLY SOUGHT-AFTER RESIDENTIAL STREET, THIS FANTASTIC SPLIT-LEVEL THREE-BEDROOM FLAT OF APPROXIMATELY 1,085 SQ FT IS ARRANGED OVER THE TOP TWO FLOORS OF A VICTORIAN CONVERSION. THE PROPERTY BOASTS EXCELLENT PROPORTIONS IN ALL THE PRINCIPAL ROOMS AND HAS THE ADDED BENEFIT OF A SOUTH-FACING BALCONY.**

The spacious reception room is to the front of the maisonette with a feature fireplace, built-in cabinetry and shelving and a large square bay window which floods the room with light. There is ample room for everyday living and entertaining. A double bedroom with a pretty fireplace with original tiling and a built-in wardrobe is adjacent, together with a stylish family bathroom with shower over the bath. To the back of the property is the kitchen breakfast room which has an excellent range of white gloss wall and base units and integrated appliances. There is plenty of space for a dining table and the room is incredibly bright thanks to the dual aspect windows.

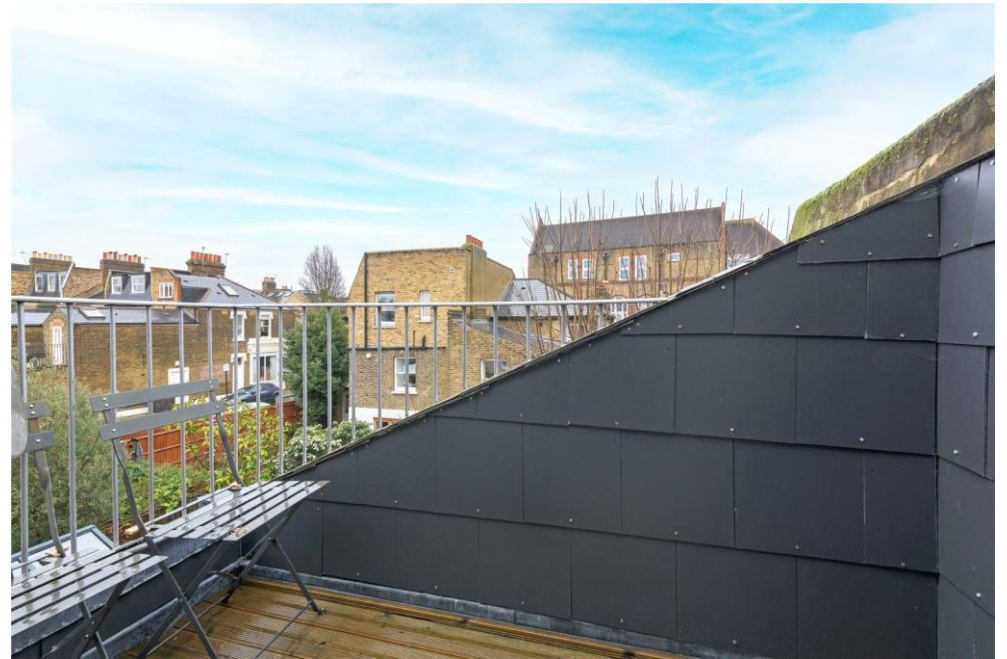
Stairs lead up to the second floor and two further double bedrooms. The principal suite boasts impressive proportions with a built-in wardrobe as well as good eaves storage. The south-facing Juliet balcony lets in a great deal of natural light as do the Velux windows, and the room benefits from a contemporary en suite shower room. The second bedroom on this level has a large picture window and French doors which lead out onto the decked, south-facing balcony with lovely rooftop views.

This excellent property is ideally located on Salcott Road between Northcote Road and Webb's Road. Transport can be found at Clapham Junction which is a ten-minute walk away, and both Wandsworth Common and Clapham Common are within easy reach. The amenities of Northcote Road are literally at the end of the street and there are a number of good state and private schools nearby, subject to catchment each year.

Council Tax Band: E | EPC: D | Tenure: Share of Freehold



**RECEPTION ROOM | KITCHEN  
BREAKFAST ROOM | THREE DOUBLE  
BEDROOMS | FAMILY BATHROOM |  
EN SUITE SHOWER ROOM | SOUTH-  
FACING BALCONY**





SALCOTT ROAD  
BATTERSEA  
LONDON SW11

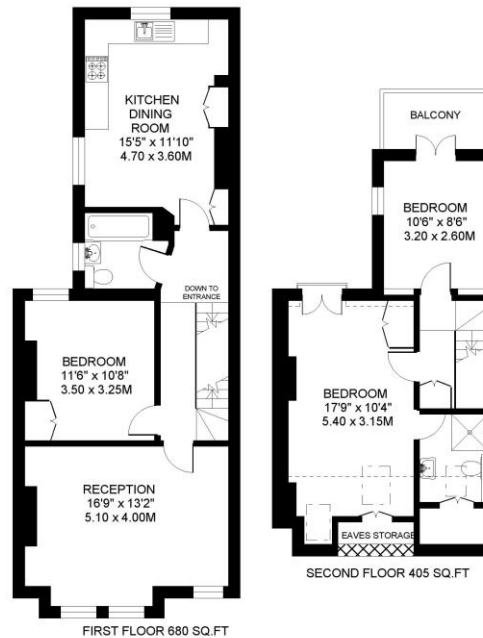


APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
 ■■■■ = 1085 SQ.FT / 100.8 SQ.M.

APPROXIMATE ADDITIONAL AREAS

XXXX = 11 SQ.FT. / 1.0 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 1096 SQ.FT. / 101.8 SQ.M.



DISCLAIMER  
 The plan is a general guide only and is not intended to be used as a substitute for a detailed survey. It is not a guarantee of accuracy and is not intended to be used as a substitute for a detailed survey. It is not a guarantee of accuracy and is not intended to be used as a substitute for a detailed survey. It is not a guarantee of accuracy and is not intended to be used as a substitute for a detailed survey.

**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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