



**RAMPTON  
BASELEY**

MARMION ROAD, SW11 / SHARE OF FREEHOLD

# SW11 / SHARE OF FREEHOLD

**THIS IMMACULATE THREE-BEDROOM, SPLIT-LEVEL FLAT IS PRESENTED IN EXCELLENT DECORATIVE ORDER AND IS ARRANGED OVER THE FIRST AND SECOND FLOOR OF A CHARMING VICTORIAN CONVERSION. NESTLED WITHIN A HIGHLY DESIRABLE RESIDENTIAL STREET ON THE NORTHSIDE OF THE COMMON, THIS PROPERTY BOASTS APPROXIMATELY 1,141 SQ. FT OF LIVING SPACE.**

Located at the front of the property, you'll find a spacious reception room featuring high ceilings, large bay windows, a beautiful feature fireplace, wooden flooring and built-in cabinetry flanking the chimney breast. To the rear of the reception is the adjoining kitchen/dining area with a good range of wall and base units, fully integrated appliances, and ample room for a dining table.

Adjacent to the reception room is the first double bedroom, equipped with built-in storage and a feature fireplace. Continuing down the hall, you'll discover a family bathroom.

The second floor comprises of the principal bedroom featuring an ensuite shower room. On this floor you will find a further double bedroom to the rear and a good-sized family shower room. Additionally, the property offers ample storage space in the eaves.

Light bright and airy throughout, this flat offers a perfect balance of living and entertaining space.

This property also benefits from a private roof terrace with stunning views of London.

This impeccably maintained flat is positioned on Marmion Road, a quiet street in the residential area known locally as North side. Transport can either be found at Clapham Common Tube or Clapham Junction overland. An abundance of good shops, bars and restaurants are located nearby on Northcote Road, Battersea Rise and Lavender Hill. Furthermore, a number of excellent private and state schools are close by, each subject to catchment each year.


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



**VICTORIAN CONVERSION | THREE  
DOUBLE BEDROOMS | THREE  
BATHROOMS | PRIVATE ROOF  
TERRACE | SHARE OF FREEHOLD |  
EXCELLENT CONDITION**

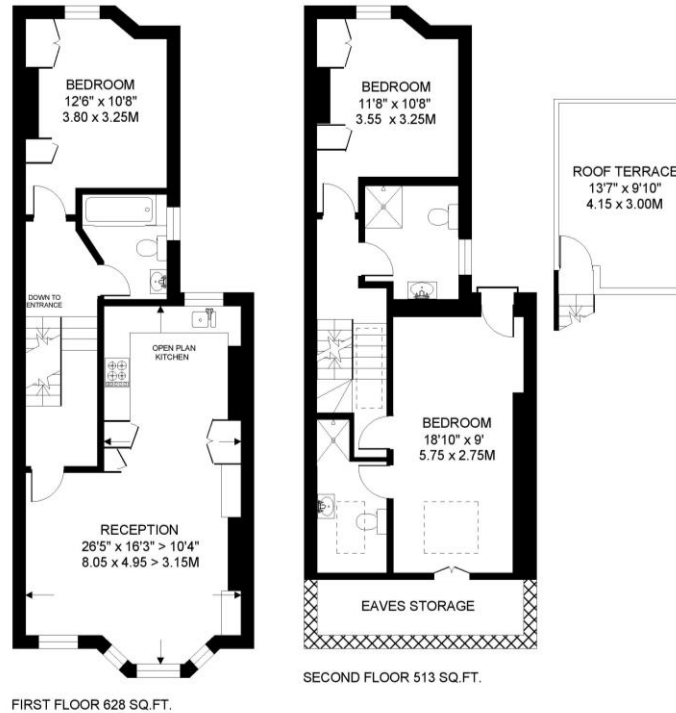


MARMION ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 = 1141 SQ.FT / 106 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 = 64 SQ.FT / 5.9 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 1205 SQ.FT / 111.9 SQ.M.



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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.

**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

## RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111  
 BELLEVUE ROAD SW17 | 020 3846 0999  
 BALHAM HIGH ROAD SW17 | 020 8767 7079  
 GARRATT LANE SW18 | 020 8879 6205

[www.ramptonbaseley.com](http://www.ramptonbaseley.com)

