



**RAMPTON  
BASELEY**

LINDORE ROAD, SW11 / SHARE OF FREEHOLD

## SW11 / LEASEHOLD

POSITIONED ON A HIGHLY SOUGHT-AFTER RESIDENTIAL STREET, THIS SUPERB SPLIT LEVEL THREE-BEDROOM FLAT IS ARRANGED OVER THE SECOND AND THIRD FLOORS OF A CONVERTED VICTORIAN HOUSE, MEASURING APPROXIMATELY 1,098 SQ FT. THIS PROPERTY IS EXCEPTIONALLY FINISHED THROUGHOUT WITH A BRIGHT AND SPACIOUS ATMOSPHERE.

The three double bedrooms and two well-appointed bathrooms occupy the second floor. The primary bedroom features two large windows providing the room with an abundance of natural light and the second bedroom features a striking fireplace. All three rooms are carpeted and have a great sense of light and space. Ideally located between the bedrooms are the two bathrooms, one with a walk-in shower and the other with bath and overhead shower.

Up the stairs on the third floor is the smart kitchen with high gloss wall and base units, integrated appliances, stone worksurface and direct access onto the roof terrace. On the top level of the flat is the bright reception room which offers ample space for a dining setup and a cozy living room arrangement. The room is enhanced by sky lights, wooden flooring, and a Juliet balcony, along with an abundance of eaves storage.

Lindore Road is a quiet residential street running from Battersea Rise to Shelgate Road. Clapham Junction station and the abundance of amenities found on both Northcote Road and Battersea Rise are approximately five to ten minutes' walk away as are the open spaces of Clapham Common positioning the property in an ideal location.

Council Tax Band: D | EPC: C | Tenure: Share of Freehold | Lease Length: 961 Years



THREE BEDROOMS | TWO  
BATHROOMS | KITCHEN |  
RECEPTION | ROOF TERRACE



# LINDORE ROAD, SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

1098 SQ FT / 102.00 SQ M  
(INCLUDING EAVES STORAGE)

EAVES STORAGE  
102 SQ FT / 9.48 SQ M



Key :  
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

**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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