



 RAMPTON  
BASELEY

BENNERLEY ROAD, SW11 / LEASEHOLD

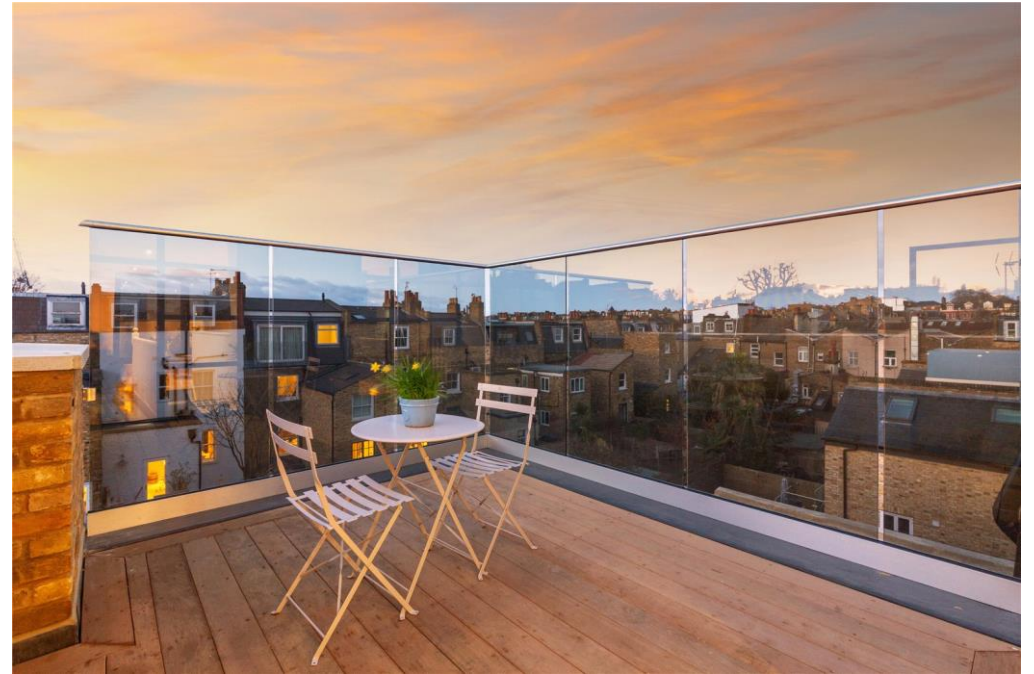
## SW11 / LEASEHOLD

**THIS BEAUTIFUL FOUR-BEDROOM NEWLY REFURBISHED APARTMENT IS VERY WELL LOCATED ON A POPULAR RESIDENTIAL STREET BETWEEN THE COMMONS. THE PROPERTY HAS BEEN BEAUTIFULLY FINISHED, WITH TASTEFUL DÉCOR THROUGHOUT AND A GOOD FEELING OF NATURAL LIGHT AND SPACE, OFFERING APPROXIMATELY 1,148 SQ FT OF ACCOMMODATION ARRANGED OVER THREE FLOORS.**

To the front of the property on the first floor is the large, bright, and airy principal bedroom featuring an elegant en suite shower room. Adjacent to this is the inviting reception room, thoughtfully designed for modern living with its beautiful feature fireplace, high ceilings wooden flooring, an ideal space for both entertaining and day to day family life. Completing this level is another charming double bedroom, bright and airy.

A further double bedroom can be found on the raised ground floor to the rear, along with a generously sized shower room.

The open-plan kitchen and spacious family room are located on the second floor. Wooden flooring runs throughout the incredible space, which works well for everyday living as well as entertaining. The entire space is flooded with natural lighting from the large windows on either side. The kitchen itself is beautifully finished with integrated, modern appliances and bespoke wooden wall and base units. There is also ample space for a dining room table and a cozy seating area, which makes the space perfect for both casual meals and formal gatherings. Sliding doors open onto a charming walled Juliet balcony, seamlessly blending indoor and outdoor living.

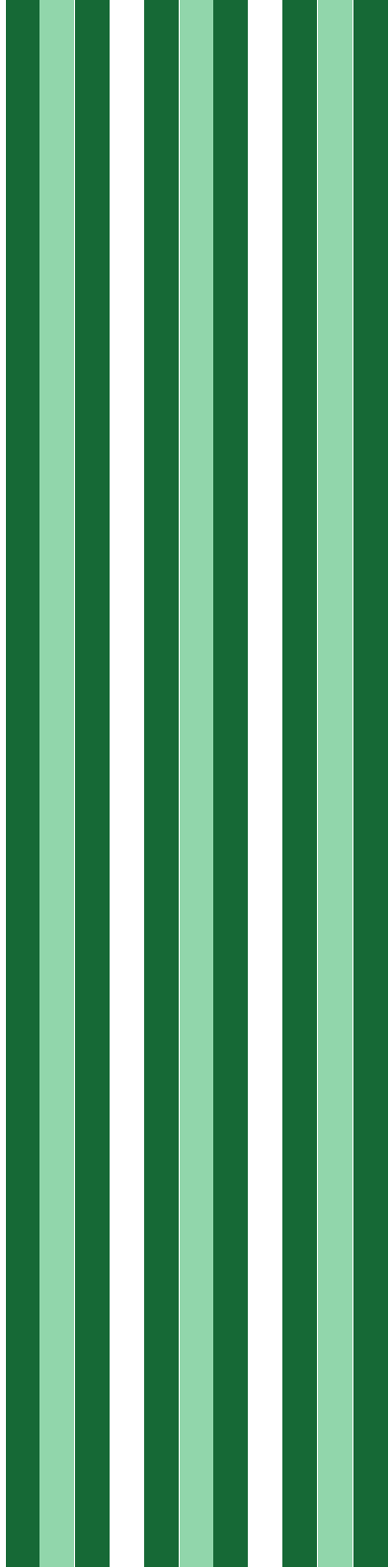
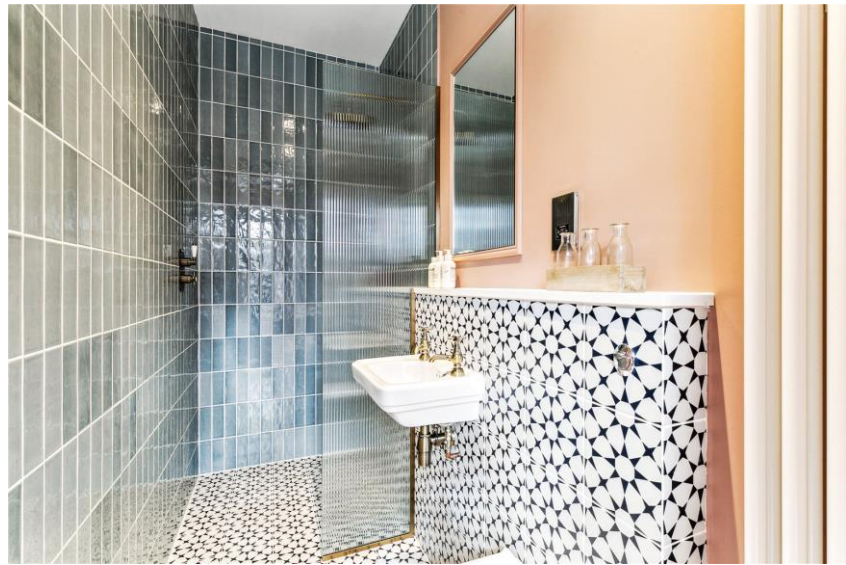




**NEWLY REFURBISHED | OPEN PLAN  
KITCHEN / FAMILY ROOM | THREE  
FLOORS | ROOF TERRACE**

**FOUR DOUBLE BEDROOMS | EN SUITE |  
IDEALLY SITUATED BETWEEN THE  
COMMONS**





## SW11 / LEASEHOLD

Stepping out through the Crittall-style door, you'll step onto a delightful roof terrace, the perfect spot for alfresco entertaining on warm summer evenings.

This property is situated on Bennerley Road, close to Webb's Road and all the amenities of Northcote Road. Clapham Junction is approximately a ten-minute walk away, and the house is also well located for a number of good state and independent schools, subject to catchment each year.

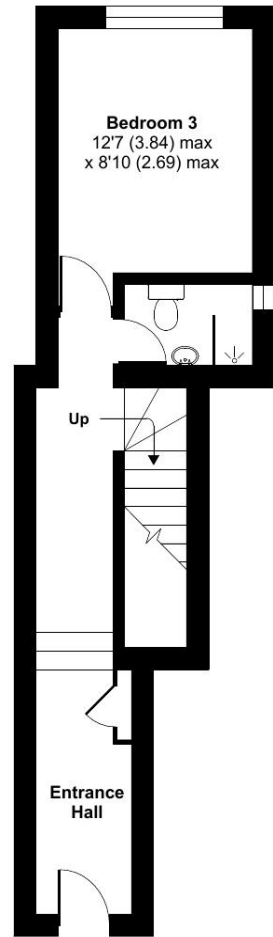
Council Tax Band: D | EPC: D | Tenure: Leasehold |  
Lease Length: 123 Years 6 Months



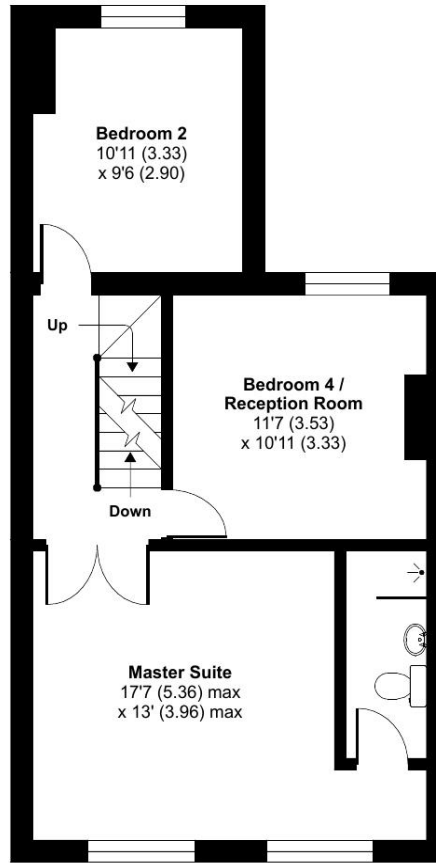
**Bennerley Road, London, SW11**

Approximate Area = 1234 sq ft / 114.6 sq m

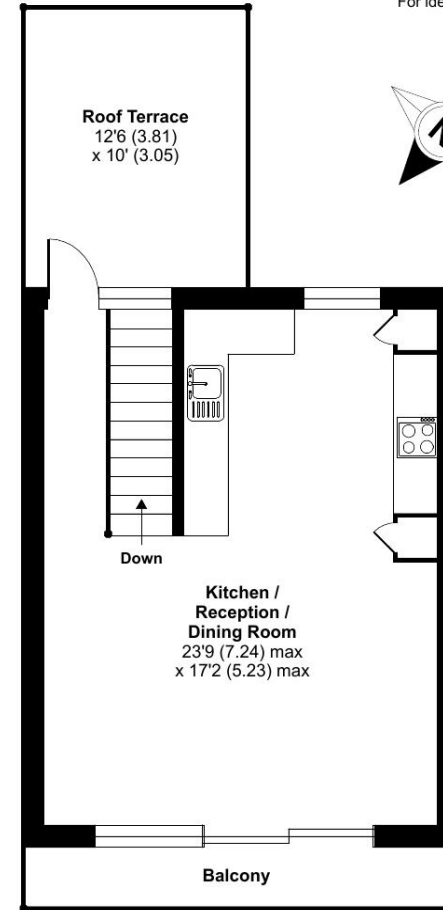
For identification only - Not to scale



**RAISED  
GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for nichecom. REF: 1101989

**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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