



 RAMPTON
BASELEY

AMIES STREET, SW11 / FREEHOLD

SW11 / FREEHOLD

THIS FANTASTIC HOUSE IS LOCATED ON A SOUGHT-AFTER RESIDENTIAL STREET OFF LAVENDER HILL. THIS UNIQUE PROPERTY OCCUPIES AN END-OF-TERRACE POSITION AND BOASTS CHARACTERFUL CHARM THROUGHOUT, WITH THE ADDED BENEFIT OF BEING SOLD CHAIN-FREE.

The large open-plan reception room is flooded with light from the large sash windows and wooden floors add to the bright character of the room. Shelving flanks the chimney breast and there is plenty of room for both comfortable seating and a dining table. The kitchen is arranged to the other side of the central staircase and offers an excellent range of wall and base units, integrated appliances, a butler's sink, wooden floors and wooden worksurfaces. An attractive glazed door to the back opens onto the pretty, walled courtyard.

Two bedrooms are arranged on the first floor of the property, the larger of the two benefitting from sash windows and excellent built-in wardrobes. The luxurious bathroom is incredibly spacious and has a freestanding bath as well as a large shower cubicle.

Stairs lead up to the loft space, which is currently used as a third bedroom but would also make an ideal home office. The space also has the potential to be extended subject to the usual consents.

This stunning property is located on Amies Street, which runs west off Latchmere Road. The local amenities of Lavender Hill are nearby with excellent amenities on the doorstep. Both Clapham Common and Battersea Park are easy walking distance and transport can be found at Clapham Junction, approximately a ten-minute walk away.

Council Tax Band: E | EPC: E | Tenure: Freehold



**CHAIN-FREE | RECEPTION ROOM |
KITCHEN | TWO BEDROOMS | LARGE
BATHROOM | LOFT SPACE |
COURTYARD GARDEN | SIDE ACCESS**



AMIES STREET
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

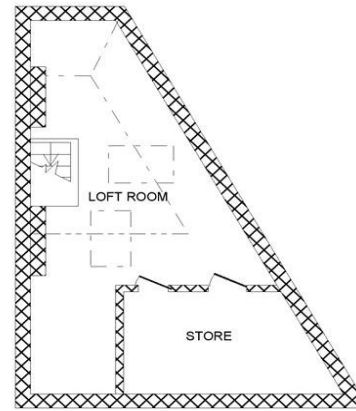
■ = 680 SQ.FT / 63.1 SQ.M.

APPROXIMATE ADDITIONAL AREAS

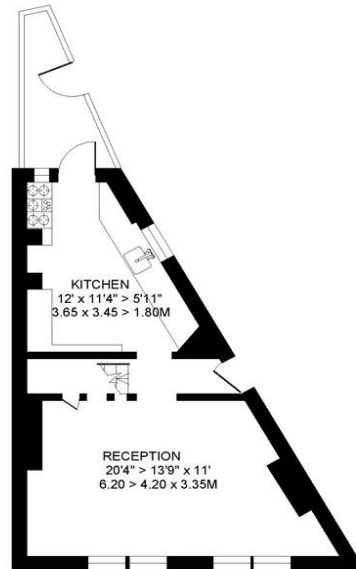
XXXX = 340 SQ.FT. / 31.5 SQ.M.

TOTAL AREAS SHOWN ON PLAN

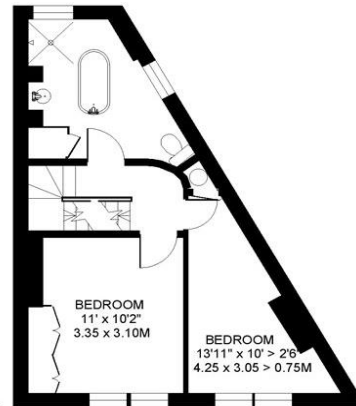
1020 SQ.FT. / 94.6 SQ.M.



SECOND FLOOR SQ.FT.



GROUND FLOOR 340 SQ.FT.



FIRST FLOOR 340 SQ.FT.

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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

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