



**RAMPTON  
BASELEY**

AUCKLAND ROAD, SW11 / SHARE OF FREEHOLD



**A SUPERB THREE-BEDROOM MAISONETTE ARRANGED OVER THE FIRST AND SECOND FLOOR OF A CHARMING VICTORIAN HOUSE "BETWEEN THE COMMONS". THIS STUNNING PROPERTY BENEFITS FROM EXCELLENT PROPORTIONS WITH A GREAT FEELING OF LIGHT AND SPACE THROUGHOUT.**

On the first floor of the property is three good-sized bedrooms which all have a bright and airy feel with large windows that flood the rooms with light. The master bedroom has the additional benefit of a built-in wardrobe whilst the second bedroom offers plenty of space for a standalone wardrobe and storage. The third bedroom is currently setup as an ideal home office which is perfect for working from home.

A contemporary family bathroom with a bath and overhead shower completes this level.

A generous sized kitchen reception room comprises the second floor of the property with plenty of space for both a dining area and separate seating area. Skylights flood the room with natural light, highlighting the beautiful hardwood floors and modern fixtures. This room is perfect for everyday family living as well as entertaining friends with plenty of space to relax and unwind. The kitchen is fully equipped with base units and shelving units, sleek countertops and integrated appliances.

Auckland Road runs from Battersea Rise to Cairns Road on a popular residential street between Wandsworth and Clapham Common. Transport links can be found at Clapham Junction which is approximately a five-minute walk away. The cafes and boutique shops of Northcote Road are only moment away and there are a number of good state and private schools nearby, subject to catchment each year.

Council Tax Band: D | EPC: D | Tenure: Share of Freehold | Length of Lease: 112 years 10 months

**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.

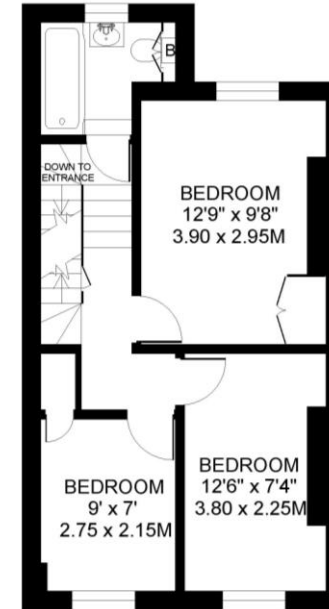


ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

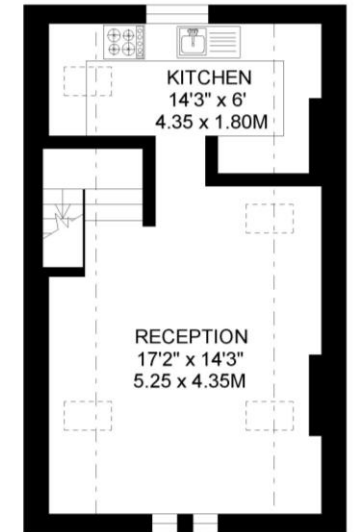
AUCKLAND ROAD  
BATTERSEA  
LONDON SW11



APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
780 SQ.FT / 72.4 SQ.M.



FIRST FLOOR 413 SQ.FT



SECOND FLOOR 367 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.

**RAMPTON BASELEY OFFICES**

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