



 RAMPTON  
BASELEY

CHADWICK HOUSE, SW11 / LEASEHOLD

**THIS BRIGHT TWO-BEDROOM FLAT MEASURES APPROXIMATELY 670 SQ FT AND IS SET IN A MODERN DEVELOPMENT JUST OFF LATCHMERE ROAD. WITH TWO BEDROOMS OF EQUAL SIZE, A LARGE, WEST-FACING BALCONY, A PARKING SPACE FOR ONE CAR AND A SECURE BIKE SHED, THE FLAT OFFERS EXCELLENT LIVING SPACE AS WELL AS ACCESS TO A LARGE COMMUNAL TERRACE.**

Set on the first floor, the flat opens into a central hallway with a large storage cupboard. The two double bedrooms are adjacent to each other, one with a built-in wardrobe, and both with large picture windows onto the balcony. The bathroom with shower over bath is alongside.

The spacious open-plan kitchen reception room is exceptionally bright thanks to the floor-to-ceiling window and glazed doors leading out onto the balcony. The kitchen itself has a good range of modern wall and base units and fully integrated appliances. There is ample space for a dining table as well as a comfortable seating area.

The property is conveniently located on Latchmere Street, very close to all the amenities of Latchmere Road, Battersea Park Road and the wide-open green spaces of Battersea Park. Clapham Junction is approximately a ten-minute walk away.

Council Tax Band: E | EPC: B | Tenure: Leasehold | Length of tenure: 113 years and 5 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.

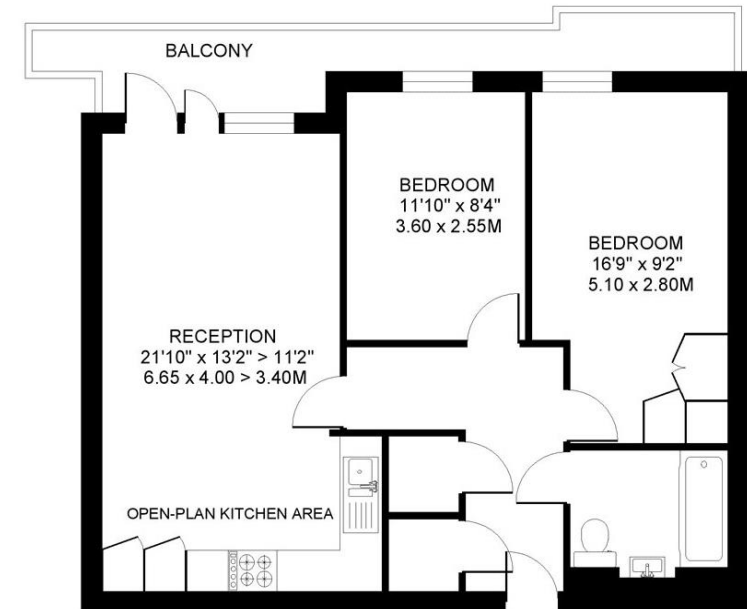


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CHADWICK HOUSE  
BATTERSEA  
LONDON SW11



APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
670 SQ.FT. / 62.2 SQ.M.



PLUS 1 PARKING SPACE

FIRST FLOOR

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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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