



 RAMPTON
BASELEY

LAVENDER HILL, SW11 / LEASEHOLD

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CONVENIENTLY LOCATED BETWEEN CLAPHAM JUNCTION AND CLAPHAM OLD TOWN, THIS EXTREMELY WELL-PRESENTED, THREE-BEDROOM SPLIT-LEVEL APARTMENT MEASURES APPROXIMATELY 1,682 SQ FT AND IS SET WITHIN A MODERN DETACHED BUILDING HOUSING FOUR FLATS. THE PROPERTY BENEFITS FROM A TREMENDOUS AMOUNT OF NATURAL LIGHT AS WELL AS A LARGE TERRACE WITH IMPRESSIVE VIEWS OVER THE ROOFTOPS TOWARDS TO THE RIVER THAMES.

With entrance via its own contemporary wooden front door directly from the street, the apartment has a great sense of privacy. Immediately to the right of the wide hallway is a double bedroom currently used as a study/snug with a smart en suite shower room. Double glazed doors open directly onto a terrace with a built-in area ideal for barbecuing.

The expansive kitchen breakfast room is set to the back of the apartment with the kitchen arranged to the rear and the reception space beyond. The room is incredibly bright thanks to the floor-to-ceiling sliding, Crittall-style doors which open onto the large terrace. Smart wooden floors run throughout and the kitchen itself has an excellent range of modern wall and base units and integrated appliances. There is ample space for a small table in the kitchen area. The reception room is ideal for both comfortable seating and a dining area and the spacious covered terrace offers fantastic additional space, creating a real sense of the indoors and outdoors merging, making it ideal for everyday living and entertaining. The property is set high above the view towards The River Thames and Battersea Power Station and the outlook from the terrace overlooking the rooftops is remarkable.

A cloakroom completes the accommodation on the ground floor and stairs lead down to two further double bedrooms, both with built-in wardrobes and en suite bathrooms with both bath and shower.

This fantastic apartment is in a striking and well-maintained modern building set amongst the amenities of Lavender Hill. Both Clapham Old Town and Northcote Road are within easy walking distance. Transport options are within easy reach with both Clapham Junction Overground and the Northern Line at Clapham Common Tube around a 10-to-15-minute walk away. A number of popular state and private schools are also nearby (subject to catchment each year).

Council Tax Band: E | EPC: C | Tenure: Leasehold | Length of Lease: 115 years and 10 months



KITCHEN/RECEPTION ROOM | THREE
DOUBLE BEDROOMS | THREE
BATHROOMS | CLOAKROOM | TWO
FANTASTIC TERRACES | SPLIT-LEVEL |
LAVENDER HILL



LAVENDER HILL
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1682 SQ.FT / 156.3 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 10 SQ.FT / 0.9 SQ.M.

TOTAL AREAS SHOWN ON PLAN

1692 SQ.FT / 157.2 SQ.M.(EXCLUDING TERRACES)



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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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