



**RAMPTON
BASELEY**

EVERSLEIGH ROAD, SW11 / SHARE OF FREEHOLD

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POSITIONED ON WHAT IS REGARDED AS ONE OF THE BEST STREETS WITHIN THE SHAFTESBURY ESTATE IS THIS CHARMING TWO-BEDROOM GROUND FLOOR FLAT. OCCUPYING THE CORNER PLOT WITH A UNIQUE AND STAND-OUT FRONTAGE AND ROOF, THIS FANTASTIC PROPERTY OFFERS APPROXIMATELY 725 SQ FT OF BEAUTIFULLY PRESENTED LIVING SPACE AND ALSO

The bright reception room is situated at the front of the property with wooden floors and large, dual aspect windows which flood the room with light. The room opens up to the back into a spacious dining area and open-plan kitchen. The kitchen itself has a good range of modern Shaker-style wall and base units, fully integrated appliances and granite-style worksurfaces.

The principal bedroom is accessed off the reception space and benefits from large sash windows and built-in wardrobes. The second bedroom, which would make an ideal study, is to the back of the flat with glazed French doors which open onto the pretty south-facing courtyard garden. A bathroom with freestanding bath and walk-in shower completes the accommodation.

Ideally situated on Eversleigh Road, an attractive residential street that forms part of a popular enclave off Latchmere Road, the property is within easy reach of excellent amenities. The shops and restaurants on Battersea Park Road are close by and transport north of the river and to the City can be found on Battersea Park Road and Battersea Bridge Road as well as at Battersea Power Station Underground (Zone 1, Northern Line). Clapham Junction provides further transport and shopping opportunities. The wide-open spaces of both Clapham Common and Battersea Park are both within easy walking distance.

Council Tax Band: D | EPC: D | Tenure: Share of Freehold

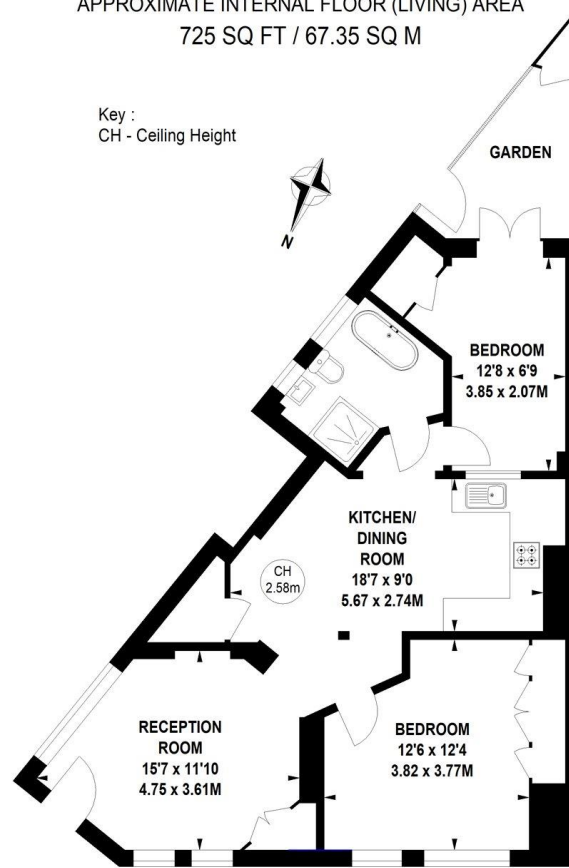


**RECEPTION ROOM | OPEN-PLAN
KITCHEN DINING ROOM | TWO
BEDROOMS | BATHROOM | SOUTH-
FACING COURTYARD GARDEN |
SIDE ACCESS | SHAFTESBURY ESTATE**



EVERSLEIGH ROAD, SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
725 SQ FT / 67.35 SQ M



GROUND FLOOR

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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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