



 RAMPTON
BASELEY

CARTER HOUSE, SW11 / SHARE OF FREEHOLD

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THIS EXCELLENT TWO-BEDROOM FLAT IS ARRANGED ON THE SECOND FLOOR OF A MODERN BLOCK JUST OFF THE POPULAR ST JOHN'S HILL. CONVENIENTLY LOCATED JUST A SHORT WALK FROM CLAPHAM JUNCTION, AND A STONE'S THROW FROM WANDSWORTH COMMON, THE PROPERTY OFFERS APPROXIMATELY 712 SQ FT OF BRIGHT AND AIRY LIVING SPACE AND INCLUDES AN OFF-STREET PARKING SPACE.

The entrance hall leads into the spacious open-plan kitchen reception room with large picture windows which flood the room with light. Wooden floors add to the sense of space and there is plenty of room for both a dining area and comfortable seating. The white gloss modern kitchen has a good range of wall and base units and fully integrated appliances.

The two bedrooms of similar size benefit from large windows; the slightly larger of the two has a built-in wardrobe and an en suite shower room. A bathroom with shower over bath completes the accommodation. Additional storage can be found in a large cupboard in the hallway.

This well-located flat is close to Clapham Junction Overland, providing excellent transport links, and just a few moments from the wide-open green spaces of Wandsworth Common. A diverse range of shops, bars, restaurants and coffee shops can also be found nearby.

Council Tax Band: E | EPC: B | Tenure: Share of Freehold |
Lease Length: 986 Years 9 Months



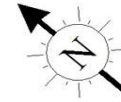
**OPEN-PLAN KITCHEN RECEPTION
ROOM | TWO BEDROOMS | EN SUITE
SHOWER ROOM | BATHROOM**



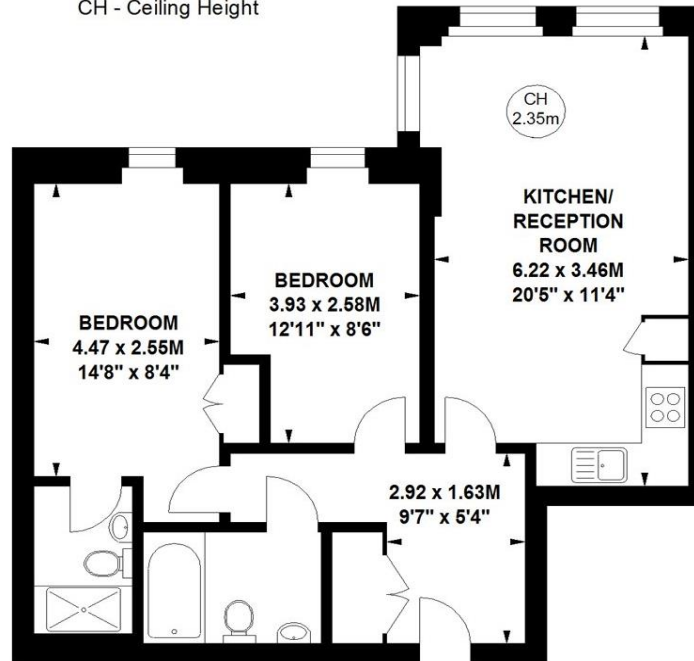
Carter House, SW11

Approximate gross internal area

66.14 sq m / 712 sq ft



Key :
CH - Ceiling Height



Second Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.© Outline.

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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