



 RAMPTON
BASELEY

BATTERSEA RISE, SW11 / LEASEHOLD

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THIS IMPRESSIVE TWO-BEDROOM FLAT IS SITUATED IN A MODERN DEVELOPMENT OF SEVEN APARTMENTS AND BENEFITS FROM WELL-PROPORTIONED ROOMS WITH A BEAUTIFULLY FINISHED INTERIOR. MEASURING APPROXIMATELY 745 SQ FT, THE FLAT IS FLOODED WITH NATURAL LIGHT VIA THE LARGE PICTURE WINDOWS, AND BOTH THE RECEPTION ROOM AND PRINCIPAL

The spacious open-plan kitchen reception room is set at the front of the property and benefits from neutral décor and floor-to-ceiling sliding windows. There is plenty of space for both a comfortable seating area and dining table. The kitchen itself has a good range of modern wall and base units with fully integrated appliances, composite stone worksurfaces and a peninsula breakfast bar.

The larger of the two bedrooms is next door to the reception room and benefits from a built-in wardrobe and the same large, sliding picture windows. The second double bedroom is to the back of the property, also with built-in wardrobes. A bathroom with shower over bath completes the accommodation. Additional storage can be found in a hallway cupboard and the flat has use of a bike store within the building.

This excellent flat is extremely well located on Battersea Rise between Boufflower Road and St John's Road. Transport can be found at Clapham Junction, approximately a five-minute walk away, as well as numerous bus routes, and the amenities of Battersea Rise and Northcote Road are just outside the front door.

Council Tax Band: D | EPC: B | Tenure: Leasehold | Length of Tenure: 116 years 9 months



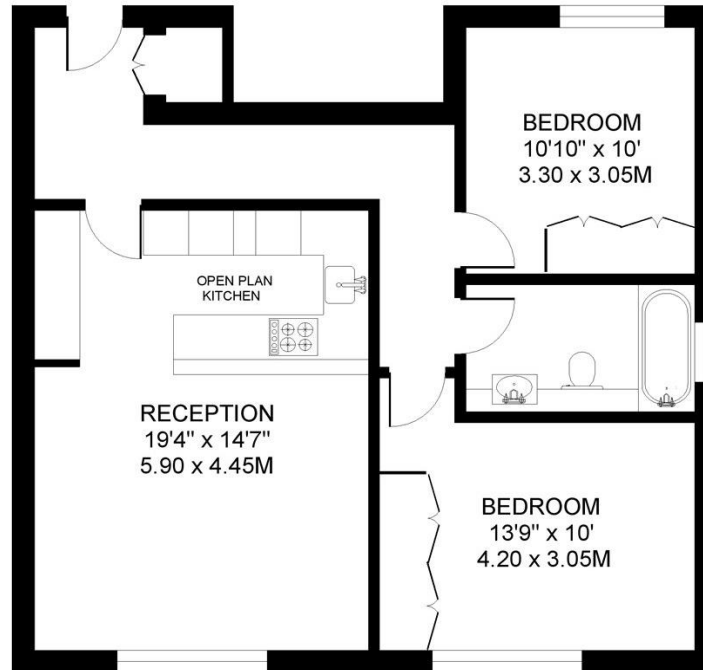
**OPEN-PLAN KITCHEN RECEPTION
ROOM | TWO DOUBLE BEDROOMS |
BATHROOM | BIKE STORE | MODERN
APARTMENT BLOCK | BATTERSEA
RISE**



BATTERSEA RISE
BATTERSEA
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
745 SQ.FT / 69.2 SQ.M



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SOME ASPECTS MAY CHANGE.

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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