



 RAMPTON
BASELEY

SALCOTT ROAD / £440 per week

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A WELL PRESENTED AND NEWLY DECORATED 2 BEDROOM GARDEN FLAT IDEALLY LOCATED ON THIS POPULAR ROAD BETWEEN THE COMMONS.

The property works well for a couple or for 2 sharers and comprises a reception room with wood floors, double bedroom with excellent storage and French doors opening onto the garden, second smaller bedroom which could also be used as a study/working from home space and also opening directly onto the garden; further comprising a kitchen and bathroom with shower over the bath. The paved garden is low maintenance but has ample space for outdoor entertaining.

Salcott Road is conveniently located with easy access to the shops, restaurants and amenities along Northcote Road and is less than 10 minutes walking distance from Clapham Junction (B.R) station.

EPC Rating: E | Deposit: £2,200 | Council Tax Band: D



**2 BEDROOMS | RECEPTION ROOM |
KITCHEN | BATHROOM | GARDEN |
PART FURNISHED**



SALCOTT ROAD
BATTERSEA
LONDON SW11



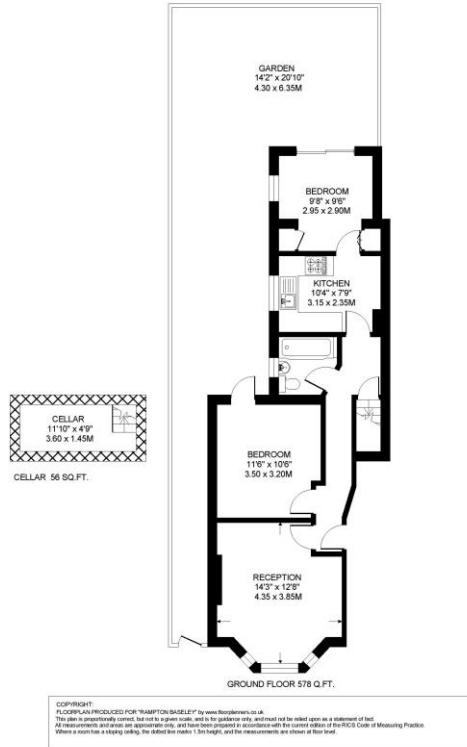
APPROXIMATE INTERNAL FLOOR (LIVING) AREA

■ = 578 SQ.FT / 53.7 SQ.M.

APPROXIMATE ADDITIONAL AREAS

XXXX = 56 SQ.FT. / 5.2 SQ.M.

TOTAL AREAS SHOWN ON PLAN
634 SQ.FT. / 58.9 SQ.M.



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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