



 RAMPTON
BASELEY

AVERY WALK, SW11 / FREEHOLD

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POSITIONED SOUTH OF THE THAMES, AVERY WALK IS AN EXCLUSIVE PRIVATE MEWS DEVELOPMENT IN BATTERSEA, SET BETWEEN CLAPHAM COMMON AND LAVENDER HILL. WITH A COLLECTION OF JUST NINE, HIGH SPECIFICATION TOWNHOUSES, EACH PROPERTY OFFERS UNIQUE CONTEMPORARY DESIGN AND A STRIKING ROOF TERRACE.

Thoughtfully designed to maximise light and space, this property offers approximately 1,741 sq ft of impressive accommodation and benefits from the highest quality materials and advanced technologies. A statement staircase links the lower ground floor and ground floor levels and has been finished with a striking glass balustrade and contemporary open treads.

A spacious reception room and cloakroom are to be found on the ground floor upon entering the property through the welcoming hallway. Downstairs, the tremendous open-plan arrangement is ideal for modern day living and entertaining, with flexible living areas including the kitchen, dining and living areas, all featuring high ceilings and a great sense of space. A terrace is accessed through double doors from the kitchen area. The bespoke kitchen features integrated Siemens appliances, modern Silestone worktops with matching splashbacks and Quooker boiling water taps. Bespoke oak-engineered timber flooring with underfloor heating runs throughout the open-plan living area. In addition, there is mood lighting, Sky Q TV feeds and Wi-Fi boosters.

Two well-appointed double bedrooms and a family bathroom are set on the first floor. The family bathroom has been finished with Porcelanosa tiling and Hansgrohe brassware, heated towel rails and LED lighting on the bath panel.

The superb principal suite is on the top floor of the house. The bedroom is finished with a luxurious carpet and bespoke built-in wardrobes with integrated lighting, hanging rails, shelving and drawers. The elegant en-suite features a custom mirrored cabinet, beautifully crafted sink and walk-in shower, finished with a sophisticated glass enclosure. Stairs lead up to the expansive roof terrace complete with composite decking, discrete photovoltaic solar energy solution panels and stunning rooftop views.

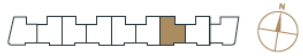
Avery Walk is set in an enviable location in the heart of SW11. The amenities of Northcote Road, Clapham Old Town and Lavender Hill are all within easy walking distance and excellent transport links are at Clapham Junction Overground and Clapham Common on the Northern Line. A number of popular schools are nearby, subject to catchment each year, and the wide-open spaces of Clapham Common are literally at the end of the road.

Council Tax Band: G | EPC: B | Tenure: Freehold

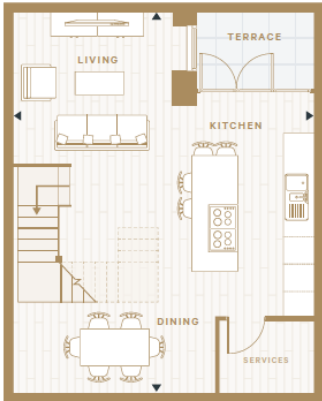


**OPEN-PLAN KITCHEN/LIVING ROOM
| SECOND RECEPTION ROOM
| THREE-BEDROOMS | TWO
BATHROOMS | ROOF TERRACE |
SOUGHT-AFTER LOCATION | HIGH
SPECIFICATION**





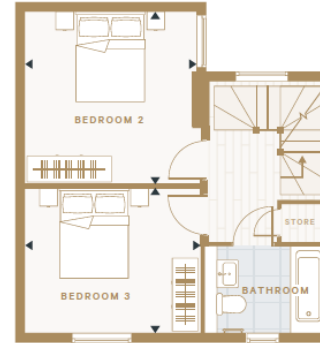
LOWER GROUND FLOOR



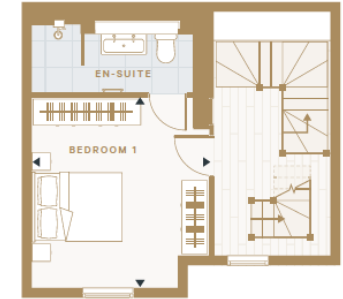
GROUND FLOOR



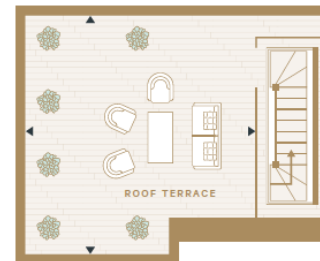
FIRST FLOOR



SECOND FLOOR



ROOF TERRACE



AREA SPECIFICATION

| | AREA m | AREA ft |
|-----------------------|-----------------------|-------------------------|
| Gross Internal Area | 161.77 m ² | 1741.28 ft ² |
| Roof Terrace | 4.50 x 4.60 | 14' 9" x 15' 1" |
| Kitchen/Dining/Living | 8.25 x 6.44 | 27' 1" x 21' 1" |
| Living 2 | 5.19 x 3.52 | 17' 0" x 11' 6" |
| Bedroom 1 | 4.08 x 3.85 | 13' 4" x 12' 8" |
| Bedroom 2 | 3.71 x 3.52 | 12' 2" x 11' 6" |
| Bedroom 3 | 3.09 x 3.77 | 10' 2" x 12' 5" |

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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