



St John's Road / SW11

SITUATED WITHIN THE ICONIC FORMER VICTORIAN DEPARTMENT STORE FRANCIS & SONS, THIS ONE BEDROOM APARTMENT HAS BEEN FINISHED TO AN EXTREMELY HIGH SPEC.

Neutrally decorated and benefiting from high ceilings the property comprises a spacious open-plan kitchen/reception room with wooden floors and underfloor heating.

A large double bedroom with fitted wardrobes, shower room.

There is also a utility cupboard in the hallway housing a washing machine and tumble dryer.

A useful secure storage room, specifically for the apartment is located in the basement.

Outside on the first floor to the rear of the building is a shared roof terrace.

The building is located on the corner of St John's Road and St John's Hill and just minutes from the thriving hub of Northcote Road. Clapham Junction is just a moments walk away and provides excellent links throughout the capital.

EPC Rating: B | Council Tax Band: C

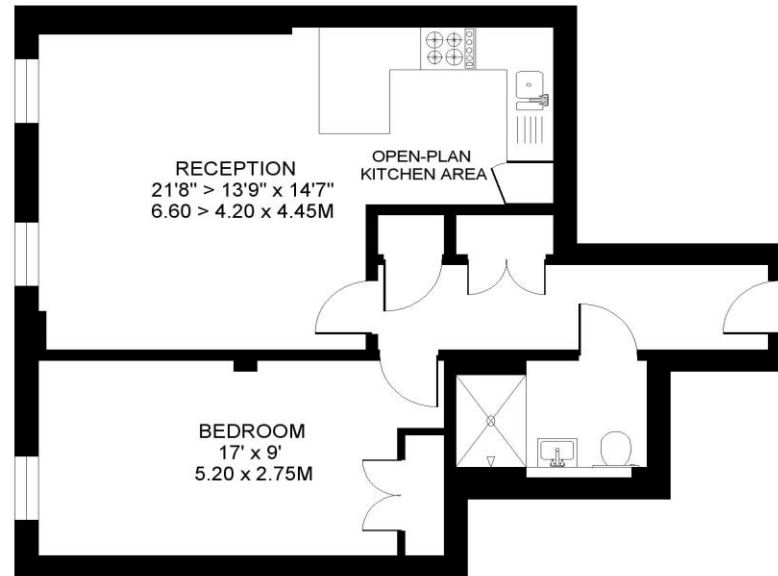


**DOUBLE BEDROOM | OPEN PLAN
KITCHEN | RECEPTION ROOM |
MODERN BATHROOM | WALK-IN
SHOWER | UNFURNISHED**



FRANCIS HOUSE
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
568 SQ.FT / 52.8 SQ.M.



SECOND FLOOR

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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

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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