



# DENTS ROAD / SW11

**A FABULOUS ONE BEDROOM APARTMENT THAT HAS BEEN FRESHLY DECORATED AND BENEFITING FROM NEW CARPETS.**

This light and spacious first floor property comprises a smart fitted kitchen, a good-sized reception room, double bedroom and a shower room.

Rowan Court is a small apartment building quietly situated at the end of Dents Road benefiting from allocated off-street parking for 1 car.

The amenities of Northcote Road are a short walk away and Wandsworth Common is at the top of the road.

Wandsworth Common overland is approximately a 10-minute walk away, with regular trains to Victoria and Clapham Junction. The 319 bus stop is also at the end of the road which quickly connects you to Clapham Junction and the Kings Road/Sloane Square.



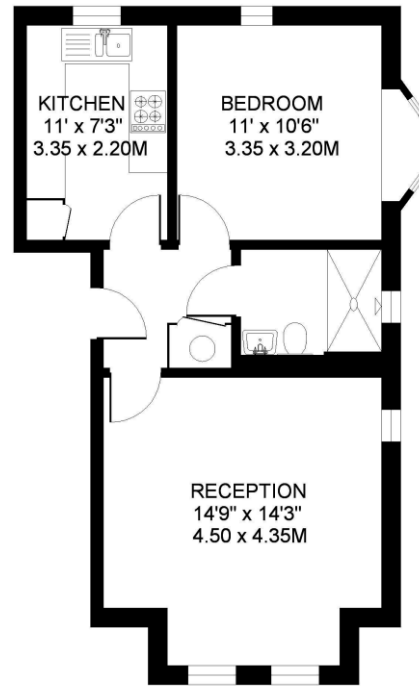
**NEWLY DECORATED | DOUBLE  
BEDROOM | RECEPTION ROOM |  
KITCHEN | SHOWER ROOM |  
UNFURNISHED | ALLOCATED OFF-  
STREET PARKING**



ROWEN COURT  
BATTERSEA  
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
496 SQ.FT / 46.1 SQ.M.



FIRST 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 theRICS 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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