



**RAMPTON  
BASELEY**

SHELGATE ROAD, SW11 / SHARE OF FREEHOLD

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**THIS FANTASTIC ARCHITECT-DESIGNED, SPLIT-LEVEL TWO-BEDROOM APARTMENT IS IDEALLY POSITIONED OFF NORTHCOTE ROAD. ARRANGED OVER THE SECOND AND THIRD FLOORS OF A CONVERTED VICTORIAN PROPERTY, THE FLAT IS SPACIOUS AND BRIGHT WITH APPROXIMATELY 678 SQ FT OF LIVING SPACE AND THE ADDED BENEFIT OF A SOUTH-FACING ROOF TERRACE WITH FAR-REACHING ROOFTOP VIEWS.**

The reception room is arranged to the front of the first floor of the flat and is wonderfully bright thanks to the dual aspect sash windows. It boasts wooden floors, an elegant feature fireplace and hardwood flooring throughout. There is plenty of space for a dining table and the kitchen is to the rear with a window overlooking the gardens. The kitchen itself has a good range of contemporary wall and base units, fully integrated Siemens appliances and white marble worksurfaces. A bedroom with built-in cupboard is next to the reception room, which would also make an ideal study.

Stairs lead up to the second floor and the spacious principal bedroom with plenty of built-in wardrobes as well as the eaves storage and a Juliet balcony. A large bathroom with separate shower and bath is adjacent. On the half landing is access to the spacious, south-facing decked roof terrace.

This stunning flat is located on Shelgate Road near the junction of Leathwaite Road. The amenities of Northcote Road and Battersea Rise are literally at the end of the street and excellent transport can be found at Clapham Junction which is approximately a 5-to-10-minute walk away. The Northern Line is also nearby, and various bus routes to the West End, the City and Chelsea are on the doorstep. In addition, the wide-open spaces of both Clapham Common and Wandsworth Common are both within easy reach.

Council Tax Band: C | EPC: D | Tenure: Share of Freehold | Length of tenure: 120 years



**OPEN-PLAN KITCHEN RECEPTION  
ROOM | TWO BEDROOMS |  
BATHROOM | SOUTH-FACING ROOF  
TERRACE | SPLIT-LEVEL | OFF  
NORTHCOTE ROAD | EAVES  
STORAGE**



SHELGATE ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA

■ = 678 SQ.FT. / 63.0 SQ.M.

APPROXIMATE ADDITIONAL AREAS

▨ = 100 SQ.FT. / 9.3 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
778 SQ.FT. / 72.3 SQ.M.



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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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