



 RAMPTON  
BASELEY

ALIWAL ROAD, SW11 / SHARE OF FREEHOLD

# SW11 / SHARE OF FREEHOLD

OCCUPYING THE FIRST AND SECOND FLOORS OF A CONVERTED VICTORIAN HOUSE IS THIS EXCELLENT SPLIT-LEVEL, THREE-BEDROOM FLAT MEASURING APPROXIMATELY 1,146 SQ FT. THE PROPERTY IS IDEALLY POSITIONED BETWEEN BATTERSEA RISE AND CLAPHAM JUNCTION AND HAS A GREAT SENSE OF LIGHT AND SPACE THROUGHOUT. A HUGE DRAW IS THE ROOF TERRACE WITH ITS FAR-REACHING ROOFTOP VIEWS.

The bright and spacious open-plan kitchen reception room is set to the front of the property and benefits from high ceilings and the large bay window which floods the room with light. Wooden floors add to the sense of space and the kitchen is set to the back, with a good range of modern Shaker-style wall and base units, integrated appliances and a window overlooking the gardens. There is plenty of space in the reception area for both comfortable seating and a dining table making it ideal for modern day living and entertaining. A double bedroom with built-in wardrobes is also on this floor, alongside a family bathroom with both bath and shower.

Two further double bedrooms can be found on the second floor. The larger of the two benefits from excellent built-in storage space as well as the eaves storage and is wonderfully bright thanks to the large rooflights. A shower room is adjacent, and the other double room overlooks the garden and benefits from built-in wardrobes. Stairs lead up from this floor out onto the spacious roof terrace which is laid with easi-grass.

This excellent property is positioned on Aliwal Road which is close to St John's Road and is well placed for the excellent amenities, shops, bars and restaurants of Battersea Rise, Lavender Hill, Northcote Road and Clapham Junction. There are a number of good state and private schools nearby (subject to catchment each year) and the wide-open green spaces of Clapham Common are within easy reach.

Council Tax Band: D | EPC: D | Tenure: Share of Freehold | Length of Lease: 110 years 11 months



**OPEN-PLAN KITCHEN RECEPTION  
ROOM | THREE DOUBLE BEDROOMS  
| FAMILY BATHROOM | SHOWER  
ROOM | ROOF TERRACE | SPLIT-  
LEVEL | VICTORIAN CONVERSION**

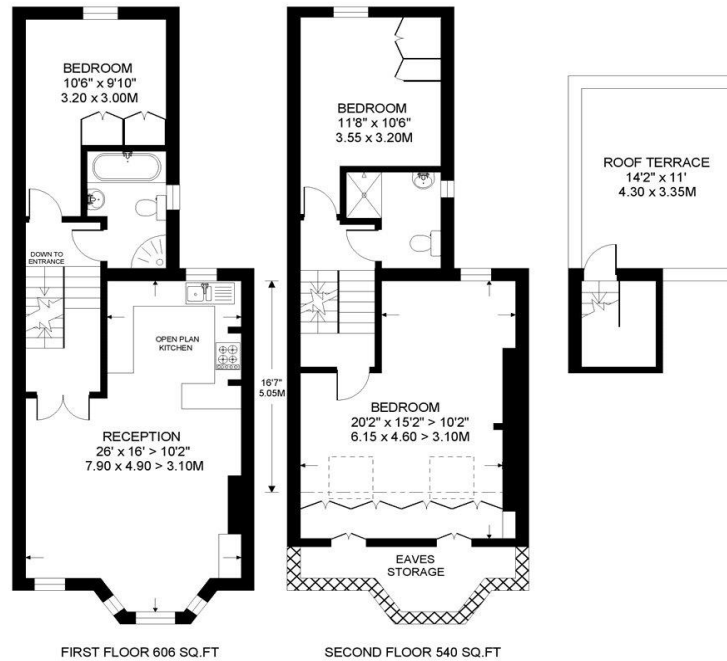


ALIWAL ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 = 1146 SQ.FT / 106.4 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 = 56 SQ.FT. / 5.2 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
1202 SQ.FT. / 111.7 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.



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