



**RAMPTON
BASELEY**

COLOGNE ROAD, SW11 / LEASEHOLD

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NESTLED IN A SOUGHT-AFTER RESIDENTIAL AREA, JUST MOMENTS FROM CLAPHAM JUNCTION, THIS STUNNING THREE-DOUBLE BEDROOM, SPLIT-LEVEL FLAT SPANS APPROXIMATELY 1,039 SQ FT OF LIVING SPACE. THIS FANTASTIC PROPERTY HAS BEEN COMPLETELY REFURBISHED BY THE CURRENT OWNER TO THE HIGHEST OF STANDARDS AND IS FLOODED WITH NATURAL LIGHT.

Accessed via its own front door on the lower ground floor of a handsome Victorian building, the wide hallway leads to two double bedrooms and a luxurious family bathroom. Both bedrooms benefit from bespoke built-in wardrobes and the larger of the two rooms to the front boasts the large bay window with plantation shutters. The bathroom has both a freestanding bath, a walk-in shower. A utility room housing the washing machine with space for a separate tumble dryer as well as storage is adjacent. Additional storage can be found in the hallway and a door leads onto the spacious, landscaped south-facing garden. This has been laid with a stylish terrace, grass and raised borders and is ideal for al fresco eating and entertaining during the summer months.

The expansive open-plan kitchen reception room is arranged over the raised ground floor. The room is wonderfully bright, and the reception area benefits from the large bay window, high ceilings, a striking feature fireplace, bespoke shelving, beautiful wooden parquet floors and panelling. There is plenty of room for both a dining table and comfortable seating. The kitchen itself has an excellent range of modern Shaker-style wall and base units with fully integrated appliances, white marble worksurfaces and a peninsula island/breakfast bar. A window to the back overlooks the garden. The third double bedroom with cloakroom adjacent is arranged to the rear of this floor. Also notable is the hard-wired ethernet connection in every room.

Located near St John's Hill, Cologne Road is close to all the excellent amenities of Clapham Junction and Northcote Road. Transport options are plentiful with numerous bus routes as well as Overland services into Waterloo and Victoria. The plentiful shops, bars and restaurants of this vibrant neighbourhood are on the doorstep and the wide-open spaces of both Clapham Common and Wandsworth Common are just a short walk away. A number of popular state and independent schools are also within easy reach, subject to catchment and places each year.

Council Tax Band: D | EPC Rating: C | Tenure: Leasehold | Length of Lease: 123 years



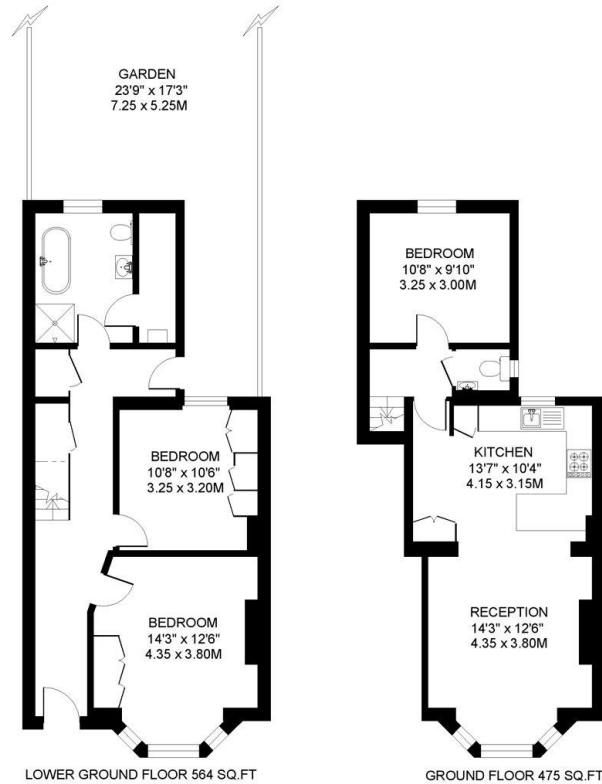
**OPEN-PLAN KITCHEN/RECEPTION
ROOM | THREE DOUBLE BEDROOMS
| FAMILY BATHROOM |
CLOAKROOM | LANDSCAPED
GARDEN | SPLIT-LEVEL**



COLOGNE ROAD
BATTERSEA
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
1039 SQ.FT / 96.5 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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