



 RAMPTON  
BASELEY

MARNEY ROAD, SW11 / LEASEHOLD

# SW11 / LEASEHOLD

**THIS FANTASTIC TWO DOUBLE-BEDROOM GARDEN FLAT IS ARRANGED OVER THE GROUND FLOOR OF A VICTORIAN CONVERSION AND IS POSITIONED ON A POPULAR RESIDENTIAL STREET VERY CLOSE TO THE OPEN SPACES OF CLAPHAM COMMON IN THE AREA KNOWN AS 'THE NORTHSIDE'. THE ACCOMMODATION IS BRIGHT AND AIRY THROUGHOUT AND MEASURES APPROXIMATELY 657 SQ FT WITH A WEST-FACING PATIO GARDEN.**

Two good-sized double bedrooms are arranged towards the front of the flat, the larger of the two benefitting from the large bay window, built-in wardrobes and shelving. Both rooms have wooden flooring and the smaller of the two is currently used as an additional reception room. Here there are French doors which open onto a lightwell. Down the hallway towards the rear of the flat is the shower and separate wc.

The bright and spacious open-plan kitchen reception room is to the back of the flat and is filled with natural light thanks to its westerly aspect. The kitchen has an excellent range of contemporary base units with stylish open shelving above, integrated appliances and wooden worksurfaces. There is plenty of room for a dining table and a built-in banquette is to the side. Concertina doors open onto the pretty, west-facing patio garden, which is surrounded by mature planting and attractive fencing giving it a good sense of privacy.

Excellent additional storage space can be found in the cellar.

Marney Road runs from Clapham Common North Side to Stormont Road and is approximately a 10-minute walk from Clapham Junction. The amenities of Battersea Rise and Northcote Road are within easy walking distance, as is Clapham Old Town with access to the Northern Line at Clapham Common Tube. There are a number of popular state and private primary schools nearby (subject to catchment each year).

Council Tax Band: C | EPC: C | Tenure: Leasehold | Length of tenure: 88 years



**OPEN-PLAN KITCHEN RECEPTION  
ROOM | TWO DOUBLE BEDROOMS |  
SHOWER | WEST-FACING GARDEN |  
GROUND FLOOR | NORTHSIDE**

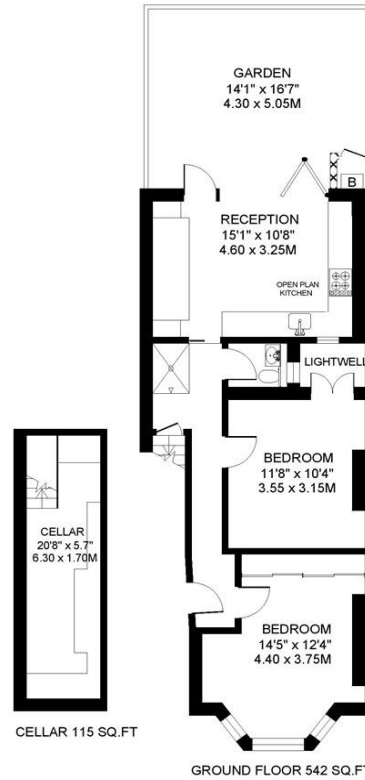


MARNEY ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 = 657 SQ.FT / 61 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 = 5 SQ.FT / 0.5 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 662 SQ.FT. / 61.5 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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