



**RAMPTON
BASELEY**

BEAUCHAMP ROAD, SW11 / SHARE OF FREEHOLD

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THIS EXCELLENT TWO-BEDROOM, SPLIT-LEVEL FLAT OFFERS APPROXIMATELY 627 SQ FT OF LIVING SPACE AND A TOTAL SQUARE FOOTAGE OF 1,142 INCLUDING THE LARGE DEMISED LOFT SPACE. THE PROPERTY IS EXTREMELY LIGHT AND SPACIOUS THROUGHOUT AND IS ARRANGED OVER THE UPPER FLOORS OF A HANDSOME VICTORIAN TOWNHOUSE VERY CLOSE TO THE SHOPS AND AMENITIES OF NORTHCOTE ROAD AND CLAPHAM JUNCTION.

Set to the front of the flat is the bright reception room, which boasts a feature fireplace, built-in shelving, wooden floors and three sash windows which flood the room with light. There is plenty of room for both comfortable seating and a dining table and the open-plan kitchen is arranged to the side. The kitchen itself has a good range of contemporary wall and base units with fully integrated appliances and granite worksurfaces.

Both the double bedrooms overlook the back of the property, with one on each of the split levels, giving them a good sense of separation and privacy. The larger of the two rooms has built-in wardrobes. A recently installed modern shower room completes the accommodation, and there is excellent storage arranged in the spacious hallway and landings. The demised loft has the potential to be developed, subject to the usual consents.

The property is enviably located just moments from Northcote Road and only a short walk from the excellent transport links at Clapham Junction. The wide-open spaces of Clapham Common are close by, as are a number of popular state and independent schools, subject to catchment each year.

Council Tax Band: D | EPC: D | Tenure: Share of Freehold



OPEN-PLAN KITCHEN RECEPTION ROOM | TWO DOUBLE BEDROOMS | SHOWER ROOM | POTENTIAL FOR LOFT CONVERSION | VICTORIAN TOWNHOUSE | CLOSE TO NORTHCOTE ROAD



BEAUCHAMP ROAD
BATTERSEA
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA

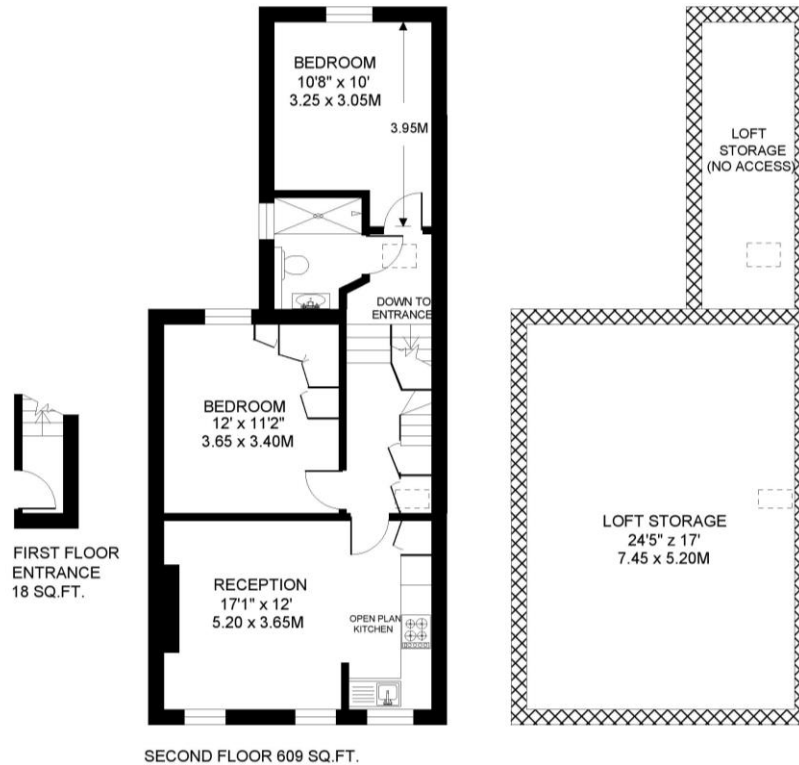
■ = 627 SQ.FT / 58.2 SQ.M.

APPROXIMATE ADDITIONAL AREAS

XXXX = 515 SQ.FT / 47.8 SQ.M.

TOTAL AREAS SHOWN ON PLAN

1142 SQ.FT / 106 SQ.M.



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FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.co.uk
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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