



RAMPTON
BASELEY

NORTHCOTE ROAD, SW11 / SHARE OF FREEHOLD

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CONVENIENTLY LOCATED ON NORTHCOTE ROAD, THIS SUPERB TWO-BEDROOM FLAT SPANNING APPROXIMATELY 655 SQ FT, OCCUPIES THE GROUND FLOOR OF A LOVELY VICTORIAN BUILDING. THIS IMMACULATE PROPERTY IS REMARKABLY LIGHT AND SPACIOUS WITH GREAT PROPORTIONS AND GOOD CEILING HEIGHTS THROUGHOUT. IN ADDITION, THE FLAT BENEFITS FROM ITS OWN PRIVATE ENTRANCE AND AN EXCELLENT PRIVATE GARDEN.

The generously sized bright reception room is situated at the front of the property and benefits from a large bay window and hardwood flooring, flowing straight into the smart kitchen featuring white gloss wall and base units, and integrated appliances.

The property features two bedrooms, with the larger of the two benefitting from built-in storage and direct access to the impressive garden, and the second with a walk-in storage space and large window overlooking the garden. Situated between the two bedrooms is a smart family bathroom featuring a bath with overhead shower.

Benefiting from a west-facing aspect, the beautiful garden catches the afternoon sun and allows the property to be soaked in light for longer. The side access allows easy entry straight into the garden, making it ideal for the keen gardener, family or cycling enthusiasts.

The property is situated on Northcote Road between Belleville Road and Wakehurst Road. Northcote Road is well known for its café culture, market, and superb range of shops, all of which are literally on the doorstep. Clapham Junction is approximately a ten-to-fifteen-minute walk away, providing excellent transport.

Council Tax Band: C | EPC: D | Tenure: Share of Freehold | Length of Lease: 991 years, 11 months



**TWO BEDROOMS | KITCHEN |
RECEPTION | FAMILY BATHROOM |
IMPRESSIVE GARDEN**



NORTHCOTE ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
655 SQ.FT. / 60.8 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

RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111
BELLEVUE ROAD SW17 | 020 3846 0999
BALHAM HIGH ROAD SW17 | 020 8767 7079
GARRATT LANE SW18 | 020 8879 6205

www.ramptonbaseley.com

