



 RAMPTON
BASELEY

GRAYSHOTT ROAD, SW11 / LEASEHOLD

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THIS CHARMING TWO-BEDROOM GARDEN FLAT IS POSITIONED ON A WELL-REGARDED STREET IN THE HEART OF THE POPULAR SHAFTESBURY ESTATE. PRESENTED IN EXCELLENT DECORATIVE ORDER THROUGHOUT AND RETAINING PLENTY OF ORIGINAL FEATURES, THE PROPERTY ALSO BENEFITS FROM AN EXCELLENT GARDEN.

The spacious open-plan kitchen reception room is set at the back of the property and is flooded with light via the rooflights and bi-fold doors which open onto the garden. The kitchen itself has a good range of modern Shaker-style wall and base units, wooden worksurfaces, a butler's sink, integrated appliances including a range oven and underfloor heating. There is good space for comfortable seating as well as a dining table, and a glazed door opens onto an internal courtyard. To the back, the pretty garden has a terrace as well as easi-grass and is surrounded by raised borders and attractive fencing, making it ideal for al fresco eating and entertaining during the warmer months.

The two double bedrooms are arranged towards the front of the property - the front bedroom with the bay window - and both benefit from built-in cabinetry, shelving and wardrobe space. The second bedroom has a pretty sash window overlooking the internal courtyard. A contemporary bathroom with overhead rain shower and underfloor heating completes the accommodation.

This fantastic flat is on Grayshott Road, a residential street a short distance from Clapham Junction. There are plenty of shops and restaurants on Battersea Park Road and Lavender Hill, both of which also provide transport north of the river and to the City. Clapham Common, Battersea Park and Battersea Power Station are all within easy reach.

Council Tax Band: C | EPC: D | Tenure: Leasehold | Length of Lease: 171 years



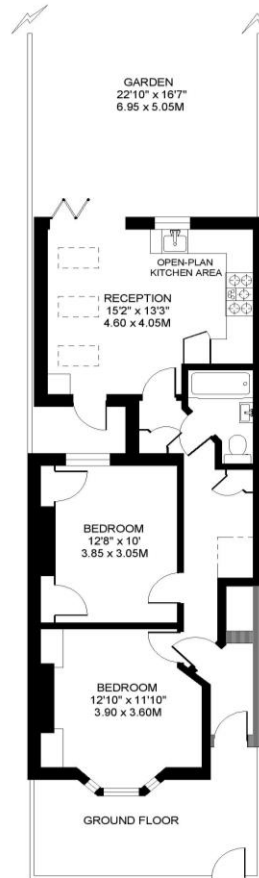
**OPEN-PLAN KITCHEN RECEPTION
ROOM | TWO DOUBLE BEDROOMS |
BATHROOM | GARDEN |
SHAFTESBURY ESTATE**



GRAYSHOTT ROAD
BATTERSEA
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
582 SQ.FT. / 54.1 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 1.9m 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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