



 RAMPTON
BASELEY

QUEENSTOWN ROAD, SW8 / LEASEHOLD

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THIS STUNNING, TWO-BEDROOM GARDEN FLAT IS ARRANGED OVER THE GROUND FLOOR OF A VICTORIAN CONVERSION IDEALLY POSITIONED ON QUEENSTOWN ROAD. FILLED WITH NATURAL LIGHT, THE PROPERTY HAS BEEN IMPECCABLY DESIGNED WITH MODERN DAY LIVING IN MIND AND BENEFITS FROM A VERY PRETTY, SOUTH-FACING PATIO GARDEN OF 31 FT IN LENGTH.

The elegant reception room is set to the front of the flat and benefits from twin sash windows, high ceilings, a period fireplace with bespoke shelving and cabinetry flanking the chimney breast, and lovely wooden floors which run throughout the property. The larger of the two bedrooms is adjacent with a beautiful sash window overlooking the garden.

The kitchen diner is set in the middle of the flat and has an excellent range of modern, Shaker-style wall and base units with fully integrated appliances and white marble worksurfaces. The room is wonderfully bright thanks to the French doors which open directly onto the south-facing, walled patio garden surrounded by mature plantings. It has a great sense of privacy and is ideal for al fresco eating and entertaining in the warmer months.

The second bedroom and luxurious shower room with large walk-in shower are arranged towards the rear of the flat, both rooms overlooking the garden.

This excellent flat is situated on Queenstown Road near the junction with Robertson Street. Transport can be found at either Queenstown Road or Battersea Park Road Overland stations and the 137 bus provides a regular service over the river to Sloane Square and beyond. Battersea Park and the new development at Battersea Power Station are both within easy reach, as are the amenities of Lavender Hill and Clapham Old Town and the wide-open spaces of Clapham Common.

Council Tax Band: D | EPC: C | Tenure: Leasehold | Length of Tenure: 150 years

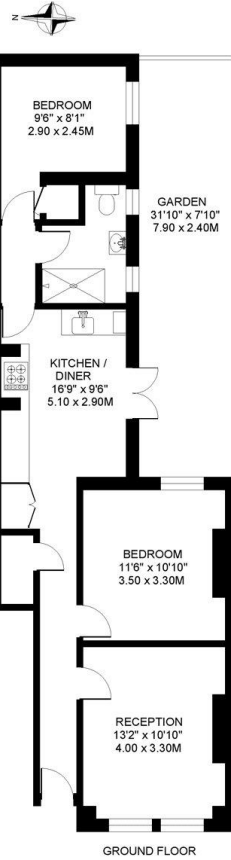


**RECEPTION ROOM | KITCHEN DINER
| TWO BEDROOMS | SHOWER ROOM
| SOUTH-FACING GARDEN**



QUEENSTOWN ROAD
LONDON SW8

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
679 SQ.FT / 63 SQ.M.



DISCLAIMER:
FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.RamptonBaseley.co.uk
This plan is a computer-generated floor plan 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 number is given in brackets, the value has been rounded down to the nearest whole number.

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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