



**RAMPTON
BASELEY**

ST. JOHN'S HILL, SW11 / SHARE OF FREEHOLD

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OCCUPYING THE TOP TWO FLOORS OF THIS IMPRESSIVE VICTORIAN CONVERSION, THIS BEAUTIFULLY PRESENTED 3-BEDROOM FLAT MEASURES IN EXCESS OF 880 SQ FT. BRIGHT AND AIRY THROUGHOUT, IT BOASTS BEAUTIFUL WOODEN PARQUET FLOORING AND AN EXCELLENT BALCONY WITH FAR-REACHING ROOFTOP VIEWS.

The dual aspect open-plan kitchen reception room boasts the attractive parquet flooring and a glazed door that opens to a decked balcony. There is plenty of space for both a dining table and comfortable seating, making it ideal for everyday living and entertaining. The kitchen itself is finished with white gloss units, integrated appliances and black granite worksurfaces.

One bedroom is to be found on this level and stairs lead up to two further double bedrooms, the largest of which benefits from an en suite shower room as well as a private balcony. The other two bedrooms are serviced by a family bathroom on the top floor.

This fantastic flat occupies an excellent position on the vibrant St John's Hill, known for its many cafés, restaurants, bars and independent shops. Excellent transport links are just a short walk away at Clapham Junction, and the wide-open spaces of Wandsworth Common are also within easy reach.

Council Tax Band: E | EPC: C | Tenure: Share of Freehold

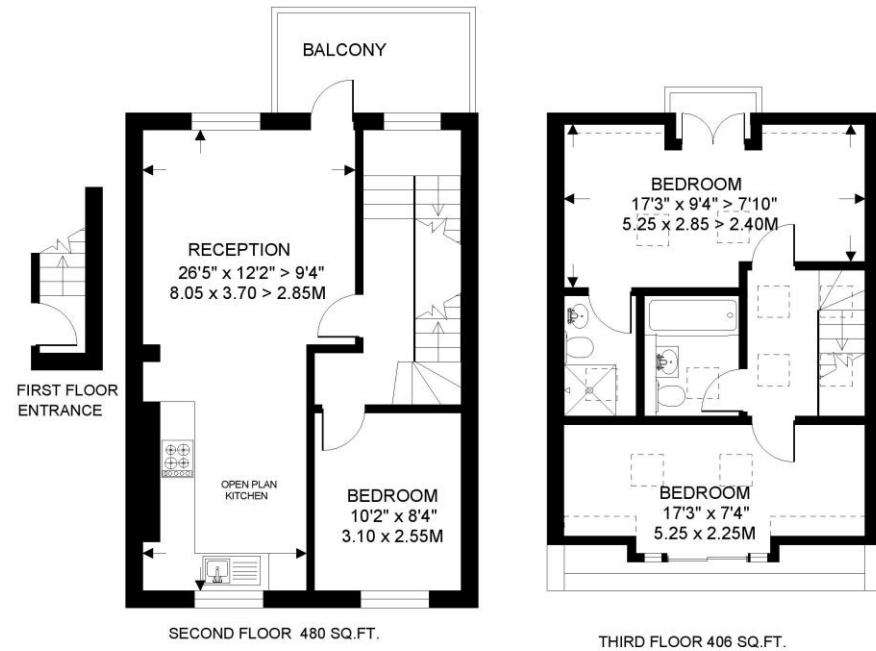


**OPEN-PLAN KITCHEN RECEPTION
ROOM | THREE BEDROOMS | EN
SUITE SHOWER ROOM | BATHROOM
| BALCONY**



ST JOHNS HILL
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
886 SQ.FT / 82.3 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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