



 RAMPTON
BASELEY

LEATHWAITE ROAD, SW11 / LEASEHOLD

SW11 / LEASEHOLD

A BEAUTIFULLY PRESENTED, TWO-BEDROOM GARDEN FLAT IN THIS IMPOSING VICTORIAN CONVERTED HOUSE, VERY CLOSE TO CLAPHAM COMMON.

The accommodation is arranged over one level with a spacious open-plan kitchen reception room to the front of the building. The reception room boasts oak flooring and a large bay window and there is plenty of space for entertaining. The kitchen itself is finished with high gloss white units, black worktops and glass splashbacks.

Both bedrooms are situated to the rear of the property, the larger of which benefits from direct access to an extremely pretty patio garden, which is finished with a mixture of hard landscaping and attractive decking. In addition, there is a shower room and a separate wc which is useful for guests.

The property is conveniently located on Leathwaite Road towards the junction of Battersea Rise, in the popular area known locally as "Between the Commons". Transport can be found at Clapham Junction which is approximately a 10-minute walk away, as well as on the Tube at Clapham Common (about 10 minutes on the bus) or Clapham South, around 15-minutes' walk, both on the Northern Line. The amenities of Battersea Rise and Northcote Road are also within easy walking distance. In addition, the wide-open spaces of Clapham Common are just moments away.

Council Tax Band: D | EPC: C | Tenure: Leasehold | Length of Lease: 147 years 10 months



**OPEN-PLAN KITCHEN RECEPTION
ROOM | TWO BEDROOMS | SHOWER
ROOM | SEPARATE WC |
LANDSCAPED GARDEN | CLOSE TO
CLAPHAM COMMON**



LEATHWAITE ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 654 SQ.FT / 60.8 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 XXXX = 23 SQ.FT / 2.1 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 677 SQ.FT / 62.9 SQ.M.



DISCLAIMER
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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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