



**RAMPTON
BASELEY**

STORMONT ROAD, SW11 / LEASEHOLD

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THIS FANTASTIC SPLIT-LEVEL, TWO-BEDROOM GARDEN FLAT IS ARRANGED OVER THE GROUND AND FIRST FLOORS OF AN ATTRACTIVE VICTORIAN CONVERSION WITH APPROXIMATELY 906 SQ FT OF LIVING SPACE. THE PROPERTY BENEFITS FROM EXCELLENT PROPORTIONS WITH A GOOD FEELING OF LIGHT AND SPACE THROUGHOUT, AND A HUGE DRAW IS THE SOUTH-WEST-FACING GARDEN WHICH IS OVER 28 FT IN LENGTH AND IDEAL FOR AL FRESCO DINING AND ENTERTAINING DURING THE SUMMER MONTHS.

Set to the front of the ground floor is the bright reception room with high ceilings, a feature fireplace, built-in cabinetry and shelving and the large bay window which floods the room with light. A double bedroom is adjacent, currently used as a home office, with the benefit of French doors which open directly onto the garden. The kitchen is towards the rear of the property and has a good range of wooden wall and base units, integrated appliances and wooden floors. A doorway leads through to an additional reception room at the back of the flat, ideal as a dining area with attractive windows and French doors opening onto the pretty garden, which is surrounded by mature plantings and has a great sense of privacy.

Stairs lead up to the first floor and the second bedroom with pretty sash windows overlooking the gardens and a built-in wardrobe, and a bathroom with bath and overhead shower. Excellent storage space can be found in the cellar.

Stormont Road runs from Clapham Common Northside to Lavender Hill and is approximately a 10-minute walk from Clapham Junction Overland and Clapham Common Underground (Northern Line). The amenities of Battersea Rise and Northcote Road are within easy walking distance and Clapham Common is literally at the end of the street. There are a number of good state and independent schools nearby, subject to catchment each year.

Council Tax Band: E | EPC: D | Tenure: Leasehold | Length of Lease: 140 years

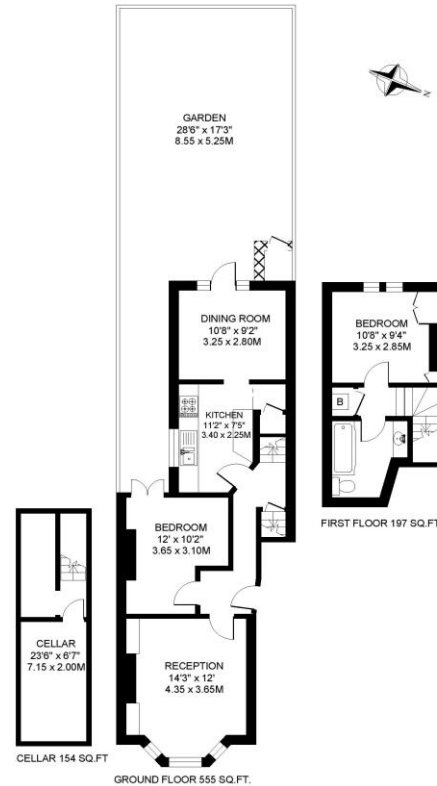


RECEPTION ROOM | DINING ROOM
| KITCHEN | TWO BEDROOMS |
BATHROOM | SOUTH-WEST-FACING
GARDEN | CELLAR | SPLIT-LEVEL



STORMONT ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 906 SQ.FT / 84.2 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 XXXX = 9 SQ.FT / 0.8 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 915 SQ.FT / 85 SQ.M.



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 FLOOR PLAN PRODUCED FOR "RAMPTON BASELEY" by www.Rampton.co.uk
 This plan is provided for information only, and does not constitute an offer of any real estate. All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the BCS Code of Measuring Practice. Where a common sleeping ceiling, the ceiling line marks 1.5m height, and the measurements are shown in blue text.

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.



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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

