



**RAMPTON
BASELEY**

ST. JOHN'S HILL, SW11 / LEASEHOLD

CONVENIENTLY LOCATED ON ST JOHNS ROAD, THIS SUPERB ONE-BEDROOM FLAT OCCUPIES THE ENTIRE SECOND FLOOR OF A MID-TERRACED VICTORIAN BUILDING AND OFFERS APPROXIMATELY 450 SQ FT OF ACCOMMODATION.

A delightful reception room is found to the front of the property with wood flooring and a contemporary open plan kitchen. The shaker style kitchen is fitted with black wall and base units, integrated appliances and plenty of space for a dining table.

The spacious double bedroom benefits from substantial built in storage. Double doors open onto a balcony, perfect for alfresco dining. In addition, there is a good-sized bathroom with shower over bath.

This fantastic property is positioned on St Johns Road a stone's throw from the amenities of Northcote Road and Clapham Junction. Transport can be found at Clapham Junction Overland which is approximately an 8 minute walk and there are several good state and private schools nearby (subject to catchment each year).

Council Tax Band: C | EPC: C | Tenure: Leasehold | Lease Length: 107 years 7 months

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

ST JOHN'S HILL
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
450 SQ.FT / 41.8 SQ.M.



SECOND FLOOR

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RAMPTON BASELEY OFFICES

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