



 RAMPTON
BASELEY

WEBB'S ROAD, SW11 / SHARE OF FREEHOLD

SW11 / SHARE OF FREEHOLD

THIS STRIKING, CONTEMPORARY THREE-BEDROOM APARTMENT OF APPROXIMATELY 920 SQ FT IS SET ON A POPULAR STREET VERY CLOSE TO NORTHCOTE ROAD AND ARRANGED OVER THE GROUND AND LOWER GROUND FLOORS OF A PERIOD PROPERTY. IT HAS BEEN CLEVERLY DESIGNED TO MAXIMISE THE SOUTH-FACING COURTYARD, CREATING A UNIQUE AND STAND-OUT HOME FILLED WITH NATURAL LIGHT.

The ground floor has been extended and fully renovated, boasting a bright and airy open-plan living space. The modern Shaker-style kitchen has an excellent range of wall and base units with fully integrated appliances, marble worksurfaces and wooden floors which run throughout. There is plenty of room for both a dining table and comfortable seating, and the space is wonderfully bright thanks to the large rooflights and glazing running along the full width of the back of the property. Bi-fold doors open onto the south-facing courtyard garden and a glazed corridor runs alongside which leads to the principal suite with a luxurious en suite shower room. This, in turn, has bi-fold doors which open onto the same courtyard space, creating a unique arrangement and bringing the outside into the living areas.

Stairs lead from the entrance hallway down to the lower ground floor and two further bedrooms - one of which would make an excellent home office - and a recently renovated shower suite, with substantial built-in wardrobes, two-headed steam shower, porcelain tiles and in-built laundry. The larger of the two rooms and the shower room both have a raised platform with a window looking out to the courtyard, meaning the downstairs space is incredibly bright.

This property is ideally located on Webb's Road between Shelgate Road and Mallinson Road, with the amenities of the popular Northcote Road just a stone's throw away. Convenient transport links can be found within a 15-minute walk to either Clapham Junction Overland or Clapham South Tube (Northern Line). Additionally, this flat is very well located within a few minutes' walk of a number of popular state and private schools, subject to catchment and entrance each year.

Council Tax Band: B | EPC: C | Tenure: Share of Freehold | Length of Lease: 955 years

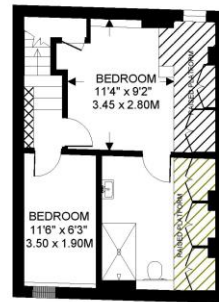
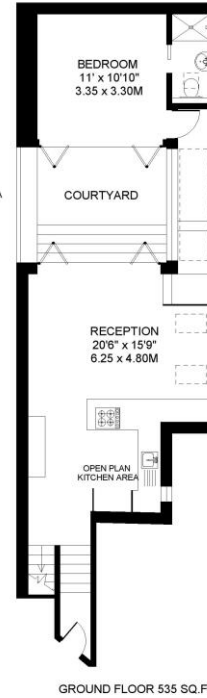


**OPEN-PLAN KITCHEN RECEPTION
ROOM | THREE BEDROOMS | EN
SUITE SHOWER ROOM | BATHROOM
| SOUTH-FACING GARDEN | SPLIT-
LEVEL | BETWEEN THE COMMONS**



WEBB'S ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
920 SQ.FT. / 85.5 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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