



**RAMPTON
BASELEY**

STRATHBLAINE ROAD, SW11 / SHARE OF FREEHOLD

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CONVENIENTLY LOCATED ON STRATHBLAINE ROAD, THIS SUPERB TWO-BEDROOM FLAT OCCUPIES THE FIRST FLOOR OF A VICTORIAN CONVERSION. COMPLETELY REFURBISHED BY THE CURRENT OWNERS, THE PROPERTY HAS BEEN DESIGNED WITH MODERN LIVING IN MIND AND IS PRESENTED IN EXCELLENT CONDITION WITH A GREAT FEELING OF LIGHT AND SPACE THROUGHOUT.

The elegant living room is set to the front of the flat and benefits from high ceilings, wooden floors and a large bay window which floods the room with light thanks to its westerly aspect. The smaller of the two bedrooms is adjacent, and this could be an ideal study or home office.

The stylish kitchen has an excellent range of wall and base units, fully integrated appliances, custom-made composite worksurfaces and a window overlooking the gardens to the back. The spacious principal bedroom is also to the back of the flat and has good built-in wardrobes. A luxurious shower room with large walk-in shower completes the accommodation.

The fantastic flat is ideally positioned on Strathblaine Road which is a popular residential street running south off St John's Hill. The amenities of St John's Hill and Northcote Road are a short walk away, as are the transport links at Clapham Junction Overland. The wide-open spaces of Wandsworth Common are just a stone's throw away.

Council Tax Band: C | EPC: C | Tenure: Share of Freehold | Lease Length: 999 years



**TWO BEDROOM | RECEPTION |
KITCHEN | BATHROOM | FIRST
FLOOR | SHARE OF FREEHOLD**



STRATHBLAINE ROAD
BATTERSEA
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
564 SQ. FT / 52.4 SQ. M.



FIRST FLOOR

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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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