



 **RAMPTON  
BASELEY**

LINDORE ROAD, SW11 / SHARE OF FREEHOLD

# SW11 / SHARE OF FREEHOLD

**POSITIONED ON A HIGHLY SOUGHT-AFTER RESIDENTIAL STREET, THIS BRIGHT, TWO-BEDROOM FLAT MEASURES APPROXIMATELY 616 SQ FT. THE SPLIT-LEVEL PROPERTY IS ARRANGED OVER THE SECOND AND THIRD FLOORS OF A HANDSOME VICTORIAN CONVERSION AND BENEFITS FROM TWO BEDROOMS OF EQUAL SIZE AND A LARGE LOFT SPACE WHICH COULD BE DEVELOPED, SUBJECT TO THE USUAL CONSENTS.**

The light and airy reception room is found to the front of the property with two sash windows, wooden flooring and an open-plan kitchen. The kitchen itself has a good range of wall and base units with integrated appliances and wooden worksurfaces. There is plenty of space for both everyday life and entertaining.

One of the bedrooms is arranged on this floor and stairs lead up to the second floor and the second bedroom with built-in wardrobes and a bathroom adjacent with shower over bath.

Lindore Road is a quiet residential street running from Battersea Rise to Shelgate Road. Transport can be found at Clapham Junction Overland which is within easy walking distance and the amenities of Northcote Road and Battersea Rise are approximately five minutes' walk away, as are the wide-open spaces of Clapham Common.

Council Tax Band: D | EPC: D | Tenure: Share of Freehold



**OPEN-PLAN KITCHEN RECEPTION  
ROOM | TWO BEDROOMS | SPLIT-  
LEVEL | VICTORIAN CONVERSION**

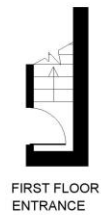
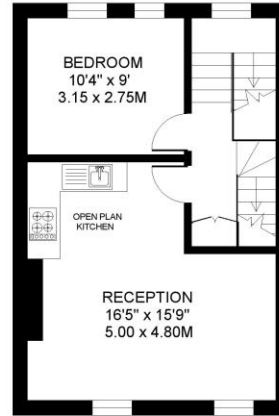


LINDORE ROAD  
BATTERSEA  
LONDON SW11

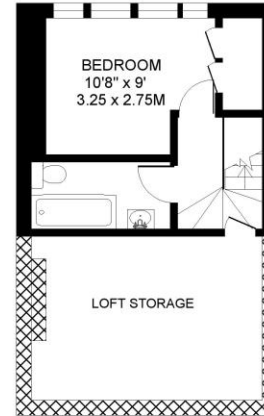


APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 [Thick black line] = 616 SQ.FT / 57.4 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 [Dotted line] = 165 SQ.FT / 15.3 SQ.M.  
 TOTAL AREAS SHOWN ON PLAN  
 780 SQ.FT / 72.5 SQ.M.

FIRST FLOOR  
ENTRANCE

SECOND FLOOR 414 SQ.FT.



THIRD FLOOR 204 SQ.FT.

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 FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.co.uk  
 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 BS5575 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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