



**RAMPTON
BASELEY**

NORTHCOTE ROAD, SW11 / LEASEHOLD

SW11 / LEASEHOLD

THIS SPECTACULAR TWO-BEDROOM APARTMENT SPANS OVER 868 SQ FEET.

To your right, upon entering the apartment, are two double bedrooms that face west towards Wandsworth Common, benefitting from an abundance of natural bright light and ample space for wardrobes. On your left is the beautifully modern, fully tiled bathroom with bath and separate shower.

Throughout the property are newly fitted sash windows and beautiful wood flooring.

The large, south facing, open-plan kitchen and living room are located at the end of the entrance hallway. To your left there is a fully fitted, high specification, open-plan kitchen featuring Quooker instant hot water tap, Bosch double oven and induction hob with integrated extractor. The kitchen cabinetry is modern in style with handleless fronts and a stunning stone composite work surface with matching, seamless upstands and splashback, highlighted by the under-cabinet lighting. The large reception room provides a great deal of dining space perfect for everyday living and entertaining.

The property is well-located on the corner of Northcote Road and Shelgate Road. Transport can be found at Clapham Junction, approximately a five-minute walk, as well as numerous bus services. The amenities of Northcote Road are on the doorstep and the open spaces of both Wandsworth and Clapham Commons are within easy walking distance.

Council Tax Band: TBC | EPC: TBC | Tenure: Leasehold |



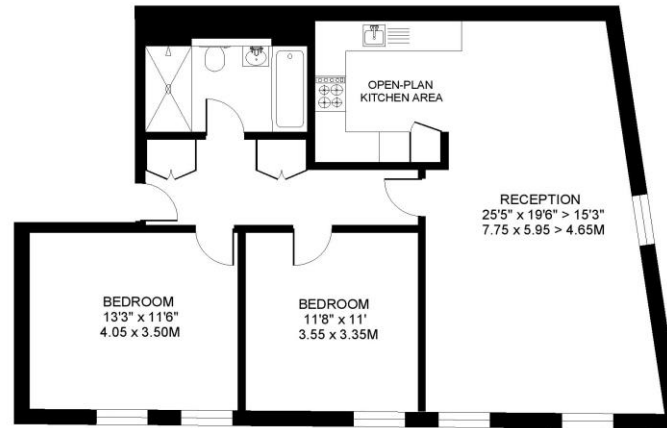
**2 BEDROOMS | OPEN-PLAN KITCHEN
| 868 SQUARE FEET | LOCATED ON
NORTHCOTE ROAD**



**NORTHCOTE ROAD
BATTERSEA
LONDON SW11**



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
868 SQ.FT / 80.6 SQ.M.



SECOND 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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