



 RAMPTON
BASELEY

NORTHCOTE ROAD, SW11 / LEASEHOLD

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BEAUTIFULLY PRESENTED, TWO BEDROOM APARTMENT ON THE TOP FLOOR OF A STUNNING NEW DEVELOPMENT IN THE HEART OF NORTHCOTE ROAD. NORTHCOTE APARTMENTS IS A COLLECTION OF JUST FOUR, CAREFULLY DESIGNED AND IMMACULATELY FINISHED APARTMENTS IN A SUPERB LOCATION ON NORTHCOTE ROAD.

This beautiful, brand-new apartment occupies the entirety of the top floor with large sash windows on all sides providing an abundance of natural light. Access is via the brand new secure communal door on Northcote Road.

To your right, upon entering the apartment, are two double bedrooms which face west towards Wandsworth Common. On your left is the beautifully appointed, fully tiled bathroom with free standing 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 is located at the end of the entrance hallway. To your left there is a fully fitted, high specification, open kitchen with peninsula 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 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



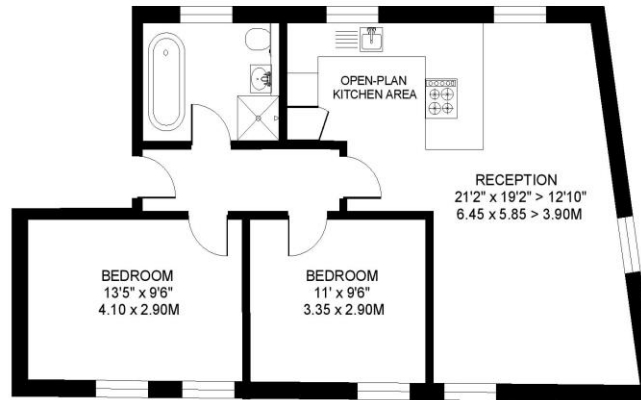
**BRAND NEW DEVELOPMENT ON
NORTHCOTE ROAD | SUPERB
LOCATION | FAR REACHING VIEWS
| HIGH SPECIFICATION | MODERN
KITCHENS | BOSCH APPLIANCES |**



NORTHCOTE ROAD
BATTERSEA
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
690 SQ.FT / 64.1 SQ.M.



THIRD 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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