



 RAMPTON
BASELEY

ST. JOHNS HILL, SW11 / LEASEHOLD

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CONVENIENTLY LOCATED ON ST JOHN'S HILL IN AN END-OF-TERRACE VICTORIAN CONVERSION, THIS SUPERB TWO-BEDROOM FLAT IS ARRANGED OVER THE SECOND AND THIRD FLOORS AND BENEFITS FROM EXCELLENT PROPORTIONS WITH A GOOD FEELING OF LIGHT AND SPACE THROUGHOUT.

The bright and spacious open-plan kitchen reception room is arranged over the second floor and boasts wooden floors and large sash windows which flood the room with light thanks to its southerly aspect. The kitchen itself has a good range of white gloss wall and base units with fully integrated appliances. There is plenty of space for both a dining table and comfortable seating making the room ideal for modern day living and entertaining.

Stairs lead up to the third floor and the two good-sized double bedrooms, both with built-in or eaves storage and again wonderfully bright thanks to large Velux windows. A bathroom with both bath and shower completes the accommodation.

This excellent property is set at the junction of Harbut Road and St John's Hill, well known for its café culture and superb range of independent shops, all on the doorstep. Transport can be found at Clapham Junction, just a five-minute walk away, and Northcote Road and the wide-open spaces of Wandsworth Common are both within easy walking distance.


Council Tax Band: D | EPC: D | Tenure: Leasehold | Length of Lease: 110 years




**TWO BEDROOMS | OPEN-PLAN
RECEPTION/KITCHEN | BATHROOM |
SPLIT-LEVEL | LEASEHOLD**

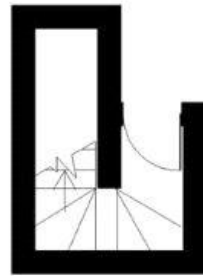


ST JOHN'S HILL
BATTERSEA
LONDON SW11

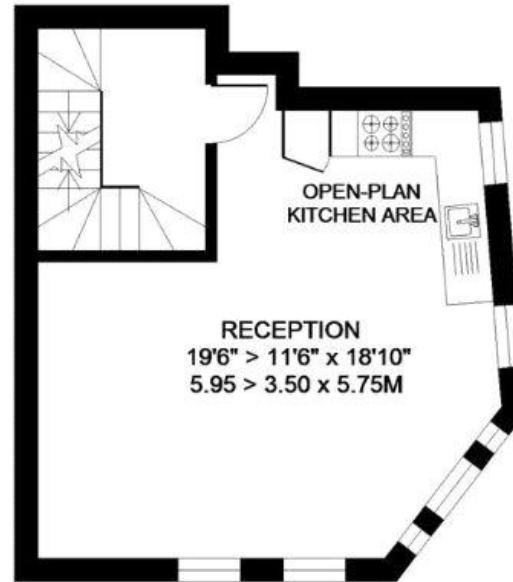
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 880 SQ.FT / 81.8 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 65 SQ.FT. / 6.0 SQ.M.

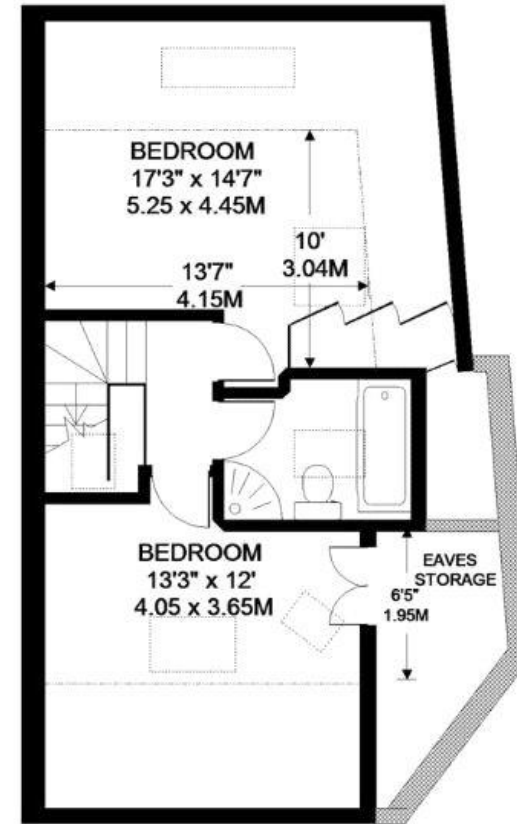
TOTAL AREAS SHOWN ON PLAN
945 SQ.FT. / 87.8 SQ.M.



FIRST FLOOR
ENTRANCE



SECOND FLOOR 375 SQ.FT.



THIRD FLOOR 505 SQ.FT.

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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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