



**RAMPTON  
BASELEY**

SHELGATE ROAD, SW11 / SHARE OF FREEHOLD



# SW11 / SHARE OF FREEHOLD

**AN IMPRESSIVE GARDEN FLAT POSITIONED IN A HIGHLY SOUGHT-AFTER LOCATION BETWEEN THE COMMONS. SET IN A HANDSOME DETACHED VICTORIAN TOWNHOUSE, THE GROUND FLOOR FLAT OFFERS APPROXIMATELY 996 SQ FT OF LIGHT-FILLED LIVING SPACE WHICH HAS BEEN BEAUTIFULLY DESIGNED THROUGHOUT TO CREATE A HOME MADE WITH MODERN DAY LIVING IN MIND.**

The principal bedroom is set at the front of the property and benefits from high ceilings, a striking marble feature fireplace, built-in wardrobes and the large square bay window which floods the room with light. The fresh and contemporary bathroom with shower over bath is across the hallway. The second bedroom is towards the back of the flat with built-in wardrobes and storage and a fantastic dressing area overlooking the garden.

The stunning reception room has high ceilings with elegant coricing, a feature fireplace, wooden floors and bespoke shelving and cabinetry which flanks the chimney breast. Attractive glazed doors open onto the lovely kitchen breakfast room, and beyond are French doors onto the pretty patio garden. This flow creates a great sense of light and space in the principal rooms as well as offering the flexibility of separating the rooms. The kitchen has an excellent range of modern Shaker-style wall and base units with fully integrated appliances, granite worksurfaces and a window onto the garden. There is plenty of room for a dining table in front of the French doors. The garden measures 27 ft in length and is laid with patio and surrounded by mature borders and trees, making it ideal for al fresco eating and entertaining in the summer months.

This excellent flat is situated on Shelgate Road between Webb's Road and Leathwaite Road. Transport can be found at Clapham Junction Overground, approximately a five-to-ten-minute walk away, and the amenities of Northcote Road and Battersea Rise are literally at the end of the road. A number of popular state and private schools are nearby, subject to catchment each year, and the wide-open spaces of Clapham Common and Wandsworth Common are both within easy reach.

Council Tax Band: E | EPC: C | Tenure: Share of Freehold



**RECEPTION ROOM | KITCHEN  
BREAKFAST ROOM | TWO DOUBLE  
BEDROOMS | BATHROOM | GARDEN  
| CELLAR | BETWEEN THE COMMONS**

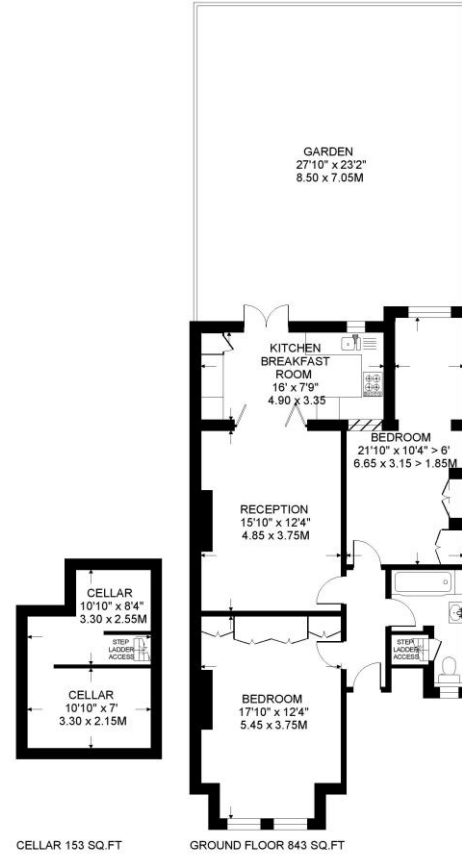




SHELGATE ROAD  
BATTERSEA  
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
996 SQ.FT / 92.5 SQ.M.



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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.



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