



**RAMPTON
BASELEY**

ST. JOHN'S HILL, SW11 / SHARE OF FREEHOLD

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SITUATED CONVENIENTLY ON THE BUSTLING ST JOHN'S HILL, THIS IMPRESSIVE TWO-BEDROOM APARTMENT IS JUST A SHORT WALK FROM THE VIBRANT LOCAL AMENITIES OF NORTHCOTE ROAD. OCCUPYING APPROXIMATELY 662 SQ FT ON THE FIRST FLOOR, THE PROPERTY IS BRIGHT AND SPACIOUS THROUGHOUT AND BOASTS A DELIGHTFUL ROOF TERRACE, IDEAL FOR OUTDOOR DINING AND ENTERTAINING.

Positioned at the front of the property is the principal bedroom featuring an en suite with step-in shower, carpeted flooring and two large windows that flood the room with light. The second bedroom features carpeted flooring, two windows and is adjacent to the family bathroom with a bath.

At the rear of the property is an open-plan kitchen reception room with engineered wood flooring throughout. Thoughtfully designed for contemporary living, the room maximises both light and space with sliding doors leading out to the large roof terrace creating an ideal setting for both entertaining and everyday living. The smart Shaker-style kitchen is fully equipped with a range of both wall and base units, along with fully integrated appliances.

Nestled between Harbut Road and Haydon Way, this exceptional property is situated in the vibrant St John's Hill neighbourhood, celebrated for its lively café culture and an array of fantastic shops. Transport options are easily accessible, with Clapham Junction approximately a five-minute walk away.

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



**TWO DOUBLE BEDROOMS | TWO
BATHROOMS | OPEN-PLAN KITCHEN
RECEPTION | ROOF TERRACE**



ST JOHN'S HILL
 BATTERSEA
 LONDON SW11
 APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 662 SQ.FT / 61.5 SQ.M.



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 This plan is approximately correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
 Measurements and areas are approximate only and are given subject to reconciliation with the survey report or the RICS Code of Measuring Practice.
 Where a room has a sloping ceiling, the ceiling height is shown in brackets, 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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