



**RAMPTON
BASELEY**

STORMONT ROAD, SW11 / LEASEHOLD

THIS FANTASTIC ONE-BEDROOM, SPLIT-LEVEL FLAT IS ARRANGED OVER THE FIRST AND SECOND FLOORS OF AN END-OF-TERRACE VICTORIAN CONVERSION WITH APPROXIMATELY 414 SQ FT OF ACCOMMODATION. THE PROPERTY BENEFITS FROM A GREAT FEELING OF LIGHT AND SPACE THROUGHOUT AND THE BEDROOM AND RECEPTION ROOM BEING ON DIFFERENT FLOORS, PLUS A JULIET BALCONY IN THE RECEPTION AREA.

The good-sized double bedroom is arranged on the first floor of the flat with the bathroom adjacent. There are excellent built-in wardrobes, and the picture window has a lovely open aspect.

Stairs lead up to the second floor and the reception room which is wonderfully bright thanks to the Juliet balcony which opens onto a far-reaching view along the neighbouring street. There is plenty of space for comfortable seating and wooden floors lead through to the kitchen area, which has a good range of wall and base units and integrated appliances.

Stormont Road runs from Clapham Common Northside to Lavender Hill and is approximately a 10-minute walk from Clapham Junction Overground and Clapham Common Underground (Northern Line). The amenities of Battersea Rise and Northcote Road are within easy walking distance and Clapham Common is literally at the end of the street.

Council Tax Band: C | EPC: D | Tenure: Leasehold

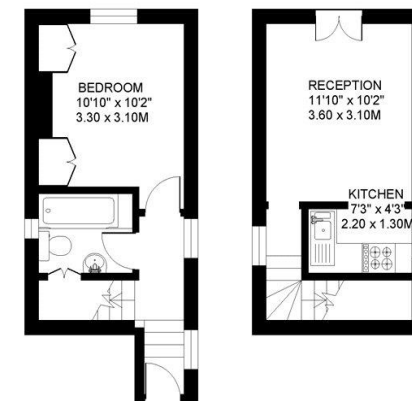
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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

STORMONT ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
414 SQ.FT / 38.5 SQ.M.



FIRST FLOOR 214 SQ.FT.

SECOND FLOOR 200 SQ.FT.

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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.

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