



 RAMPTON
BASELEY

QUEENSTOWN ROAD, SW8 / SHARE OF FREEHOLD

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SET ON THE THIRD FLOOR OF A HANDSOME VICTORIAN MANSION BLOCK, THIS TWO-BEDROOM FLAT IS IDEALLY POSITIONED ON QUEENSTOWN ROAD. WITH SMART COMMON AREAS AND WELL-PRESENTED THROUGHOUT, THERE IS A GREAT FEELING OF LIGHT AND SPACE, AND THE TWO DOUBLE BEDROOMS ARE OF SIMILAR SIZE. IN ADDITION, THERE IS A LARGE, WEST-FACING COMMUNAL GARDEN WITH SECURE BIKE STORAGE.

The flat boasts high ceilings in every room and excellent natural light due to its east/west aspect. The reception room is set to the front of the flat and benefits from an attractive period fireplace with built-in shelving and cabinetry flanking the chimney breast. The well-appointed kitchen is adjacent with a good range of wall and base units and fully integrated appliances.

The two double bedrooms are arranged towards the rear of the flat. Both have built-in storage and overlook the garden. They are wonderfully bright thanks to their westerly aspect. A bathroom with shower over bath completes the accommodation.

An added bonus of this property is the wonderful views across Battersea and, being west-facing to the back, fabulous sunsets.

This excellent flat is situated on Queenstown Road near the junction of Prairie Street. The location is excellent for anyone who loves green space, as in addition to the communal gardens, it is only a short walk to both the wide-open spaces of Clapham Common and the beautiful Battersea Park with its many sports facilities. The new development at Battersea Power Station is at the end of the road, as are the amenities of Lavender Hill and Clapham Old Town. There are great nearby transport links: both Queenstown Road and Battersea Park stations provide frequent national rail trains into Waterloo and Victoria. Wandsworth Road station provides a direct overground service to Shoreditch, and the new Battersea Power Station Underground is on the Northern Line. All are a short walk or a few minutes' bus ride away. There are many buses towards Sloane Square, Vauxhall, Clapham and beyond.

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

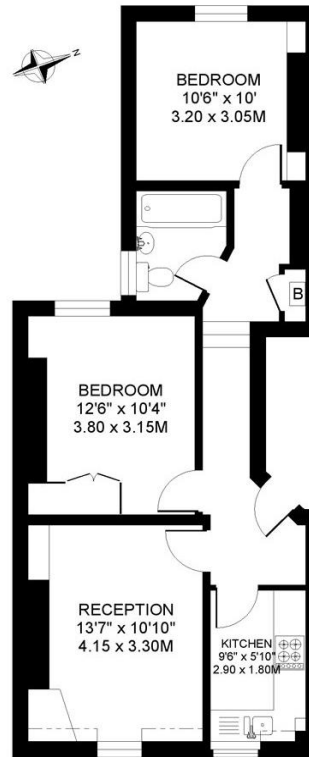


TWO DOUBLE BEDROOMS |
RECEPTION | KITCHEN | BATHROOM
| COMMUNAL GARDENS | SHARE
OF FREEHOLD



SUTHERLAND HOUSE
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
615 SQ.FT / 57.1 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.



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