



 RAMPTON
BASELEY

BATTERSEA RISE, SW11 / LEASEHOLD

THIS EXCELLENT ONE-BEDROOM FLAT IS SITUATED IN A MODERN DEVELOPMENT OF NINE APARTMENTS. MEASURING APPROXIMATELY 494 SQ FT, THIS FLAT BENEFITS FROM WELL-PROPORTIONED ROOMS WITH A MODERN FINISHED INTERIOR.

The spacious open-plan kitchen reception room is set at the front of the property and is decorated in neutral décor providing space for both a comfortable seating area and dining table. The kitchen itself has a good range of modern wall and base units, composite stone worksurfaces and fully integrated appliances. Bi-fold doors in the reception floods light into the room and lead out to a west facing terrace.

The double bedroom located at the back of the property benefits from a built-in wardrobe and a large window creating a light and bright room. The accommodation is completed with a modern bathroom which includes a bath, overhead shower and underfloor heating.

The flat benefits from a communal bike store in the building. The property is extremely well located on Battersea Rise between Boufflower Road and St John's Road. Transport can be found at Clapham Junction which is approximately a five-minute walk, and the amenities of Battersea Rise and Northcote Road are within easy reach.

Council Tax Band: C | EPC: B | Tenure: Leasehold | Length of Tenure: 116 years and 7 months

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.

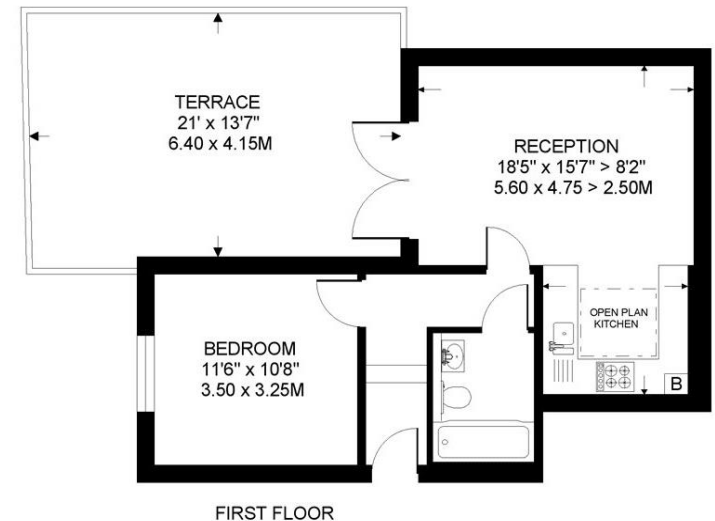


ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

BATTERSEA RISE
BATTERSEA
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
472 SQ.FT / 43.8 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.

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