



**RAMPTON  
BASELEY**

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



# SW11 / SHARE OF FREEHOLD

**THIS STUNNING TWO-BEDROOM APARTMENT IS ARRANGED ON THE FIFTH FLOOR OF THIS GRADE-II LISTED, ICONIC SOUTH LONDON LANDMARK BUILDING. MEASURING APPROXIMATELY 985 SQ FT, THE FLAT HAS THE BENEFIT OF BEING LOCATED WITHIN A SECURE DEVELOPMENT WHICH OFFERS A CONCIERGE SERVICE, RESIDENTS' CINEMA ROOM AND BREATHTAKING VIEWS ACROSS LONDON FROM THE 40 FT BALCONY.**

The front door opens to an impressive entrance hall and there is a great feeling of lateral space within the property. Attractive wooden flooring runs through the hall and the striking 25ft open-plan kitchen reception room. The kitchen itself has an excellent range of contemporary wall and base units with integrated Miele appliances and composite stone worksurfaces. The expansive space is ideal for everyday living and entertaining with floor-to-ceiling windows and doors which flood the room with light and open onto the amazing balcony. Measuring 40ft and running along the full width of the flat with access into both the bedrooms, the decked balcony offers far-reaching views across London.

The two good-sized double bedrooms benefit from built-in wardrobes and the fantastic glazing and access onto the balcony. The larger of the two has a smart en suite shower room, and there is a family bathroom with shower over bath off the hallway, where there is also a large storage cupboard.

This fantastic apartment is positioned on St John's Hill, just a stone's throw from the amenities of Northcote Road and Clapham Junction. Transport can be found at Clapham Junction Overland, a few minutes' walk away, and there are a number of popular state and private schools nearby (subject to catchment each year). The wide-open spaces of Wandsworth Common are also within easy reach.

Council Tax Band: F | EPC: B | Tenure: Share of Freehold | Length of Tenure: 994 years



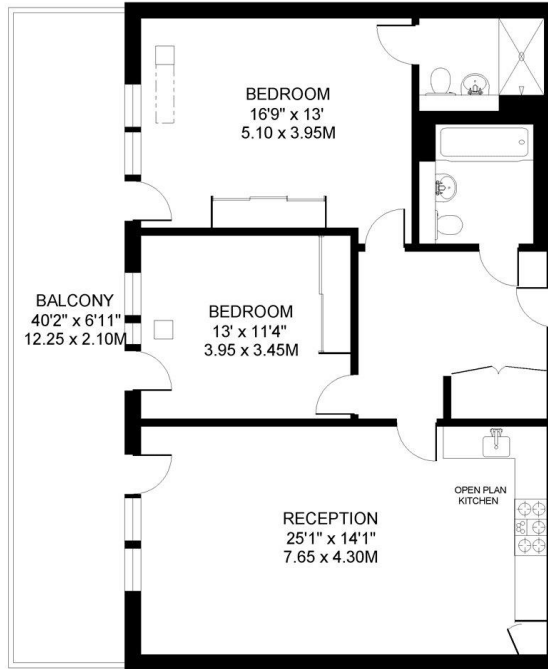
**OPEN-PLAN KITCHEN RECEPTION  
ROOM | TWO DOUBLE BEDROOMS |  
EN SUITE SHOWER ROOM |  
BATHROOM | 40 FT BALCONY**





LUMIERE APARTMENTS  
LONDON SW11

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
985 SQ.FT / 91.5 SQ.M.



FIFTH 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, included the marks 1.5m height, and the measurements are shown at that 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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