



**RAMPTON  
BASELEY**

NORTHCOTE ROAD / SW11

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**WELL PRESENTED TWO DOUBLE BEDROOM FLAT ON THE FIRST FLOOR ON THE POPULAR NORTHCOTE ROAD.**

The spacious reception rooms attract natural light from the large sash window. You will find a separate, modern kitchen which is fitted with a good range of wall and base units.

Ideally, the property boasts one large double bedroom with ample of space which is flooded by natural light, as well as a smaller double bedroom. The bathroom features a shower over bath.

Conveniently situated on the popular Northcote Road moments from shops, bars and restaurants and within easy walking distance to both Clapham Junction Station, providing easy access to the city via Waterloo.

EPC Rating: D | Council Tax Band: C



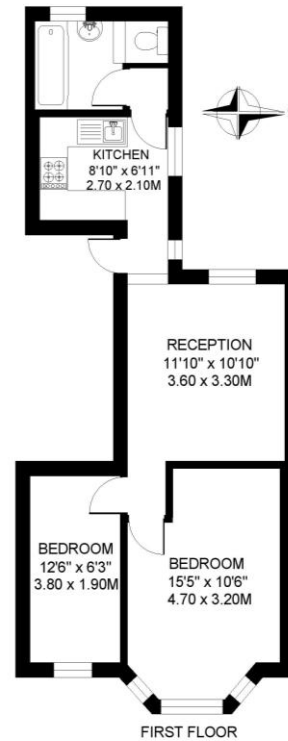
**SEPARATE RECEPTION | MODERN  
KITCHEN | TWO DOUBLE BEDROOMS  
| BATHROOM | FURNISHED**





NORTHCOTE ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
501 SQ.FT / 46.5 SQ.M.



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**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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