



 RAMPTON  
BASELEY

OAKLEY STREET / SW3

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**THIS STUDIO FLAT OF 318 SQ FT IS SET ON THE LOWER GROUND FLOOR OF A HANDSOME VICTORIAN TERRACE ON OAKLEY STREET IN CHELSEA, BETWEEN THE KING'S ROAD AND ALBERT BRIDGE WITH BATTERSEA PARK JUST OVER THE RIVER THAMES.**

The flat is accessed via its own front door to the front of the building, down steps adjacent to the main entrance porch. The reception room benefits from excellent built-in cupboards, open shelving, an attractive sash window to the front, pretty corning and wooden floors. There is ample space for comfortable seating as well as a table making it suitable for working from home. A sofa bed allows the room to be used as a bedroom at night, reverting to a living room by day.

The separate, well-appointed kitchen has a good range of wooden wall and base units, integrated appliances and granite worksurfaces. The bathroom includes a shower over the bath.

Oakley Street is set in the Royal Borough of Kensington and Chelsea and runs north to south from King's Road to Albert Bridge. Excellent transport links can be found in the extensive bus network on the doorstep and at Sloane Square Underground. The wide-open spaces of Battersea Park are just a short walk across the river as is the fantastic development at Battersea Power Station, now served by an extension of the Northern Line.

EPC Rating: D | Council Tax Band: E



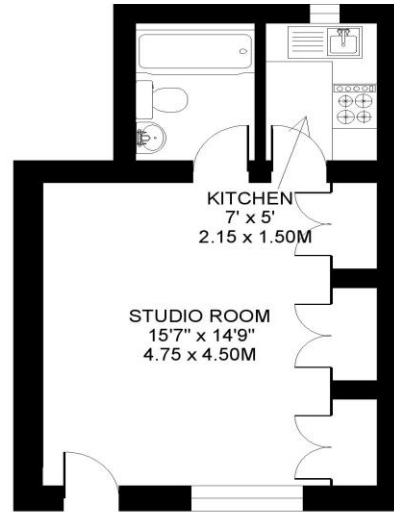
**STUDIO APARTMENT | VICTORIAN  
TERRACE | CHELSEA | ONE  
BATHROOM**



OAKLEY STREET  
CHELSEA  
LONDON SW3



APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
318 SQ.FT. / 29.5 SQ.M.



LOWER GROUND 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.



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

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