



 RAMPTON  
BASELEY

SALCOTT ROAD / SW11

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## A FABULOUS FOUR BEDROOMED FAMILY HOME IDEALLY LOCATED JUST OFF THE POPULAR NORTHCOTE ROAD.

A fabulous four-bedroom end of terrace Victorian town house ideally positioned on this sought after residential street Between the Commons.

The accommodation measures approximately 1,922 sq. ft. and is arranged over three levels. The property retains numerous period features and has been kept in excellent decorative order.

There is a light and airy reception room on the ground floor with feature fireplace and bay window. To the rear of the property there is a fully extended kitchen/breakfast room with plenty of space for dining and a further reception/family room. The large double doors in the kitchen open onto a smart paved garden.

The master bedroom is situated on the first floor and benefits from excellent storage and a luxurious en suite bathroom, two further double bedrooms and a family bathroom are also on the level and on the upper floor is the fourth large double bedroom.

The property also benefits from a cellar for storage.

Ideally located within easy walking distance to local schools and shops and restaurants on Northcote Road and only 10 minutes from Clapham Junction (B.R) station.

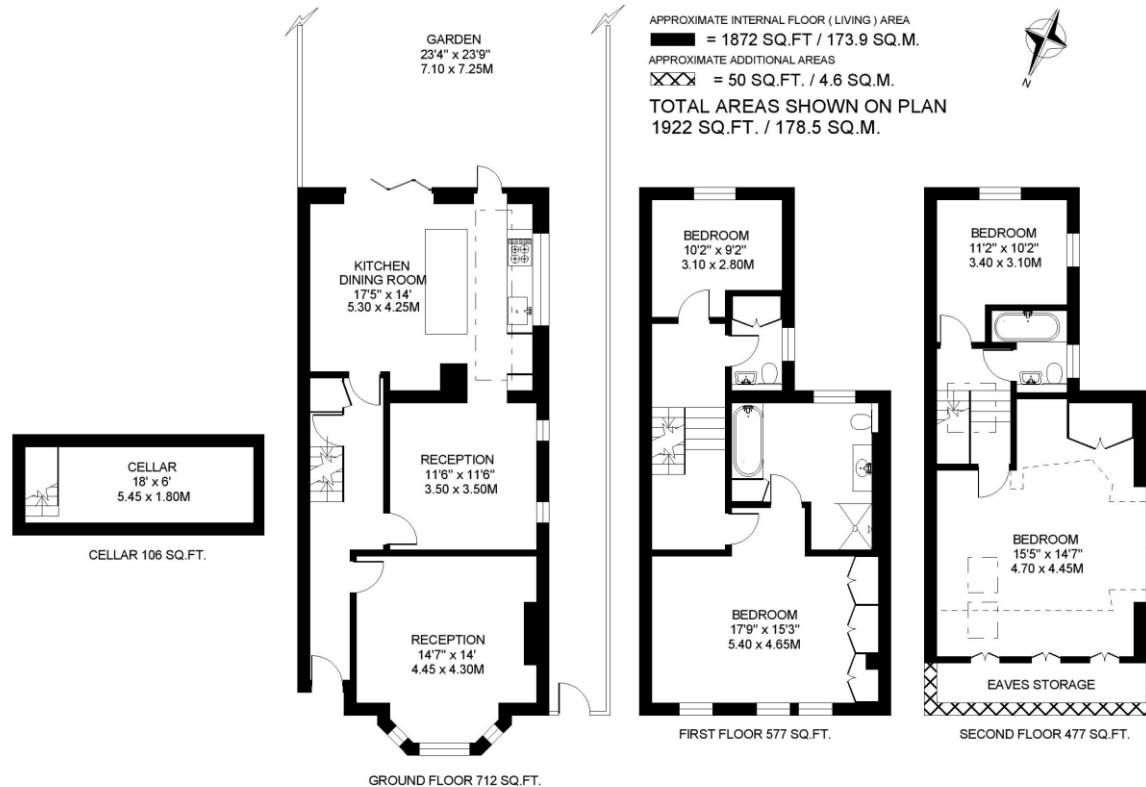


**FOUR DOUBLE BEDROOMS |  
RECEPTION ROOM |  
KITCHEN/BREAKFAST ROOM |  
FAMILY ROOM | MASTER BEDROOM  
| EN-SUITE BATHROOM | THREE  
DOUBLE BEDROOMS | FAMILY  
BATHROOM | GARDEN**



SALCOTT ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 ■■■■ = 1872 SQ.FT / 173.9 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 XXXX = 50 SQ.FT. / 4.6 SQ.M.  
 TOTAL AREAS SHOWN ON PLAN  
 1922 SQ.FT. / 178.5 SQ.M.



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 This plan is a computerized graphic and not to be given as a guarantee, nor to be taken as a substitute for a survey.  
 All measurements and areas are approximate only, unless otherwise stated in accordance with the current edition of the BS5533 Code of Measuring Practice.  
 Where a room has a sloping floor, the smallest area is highlighted, and the measurements will refer to that area.

**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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