



**RAMPTON
BASELEY**

KHYBER ROAD / SW11

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THIS CHARMING THREE-BEDROOM MAISONETTE IS LOCATED IN THE HEART OF BATTERSEA, JUST A SHORT WALK FROM THE OPEN GREEN SPACES OF BATTERSEA PARK AND THE TRAVEL LINKS AT CLAPHAM JUNCTION OVERGROUND.

This fantastic property features three good-sized bedrooms, all situated on the first floor. The principal bedroom, positioned at the front of the property, includes a walk-in wardrobe, a smart bathroom, and a balcony. A family bathroom with a bath completes this level.

The second floor boasts a spacious living area with double doors opening onto a fantastic roof terrace, perfect for alfresco dining and entertaining.

Steps lead from the living area to a modern kitchen / dining room, creating a great sense of light and space. Skylights flood the room with natural light, enhancing this open flow. The Shaker-style kitchen features a butler sink, wall and base units, hardwood flooring and fully integrated appliances.

A convenient utility room can be found on the ground floor and offers direct private access onto Patience Road.

Khyber Road is a sought-after residential street, situated within a popular residential area known locally as "Little India". There are a number of great shops, bars and restaurants nearby on Battersea Park Road, Lavender Hill and St John's Road. Khyber Road has excellent transport links with Clapham Junction Station a short walk away which offers quick and easy links into the City.

EPC Rating: E | Council Tax Band: D

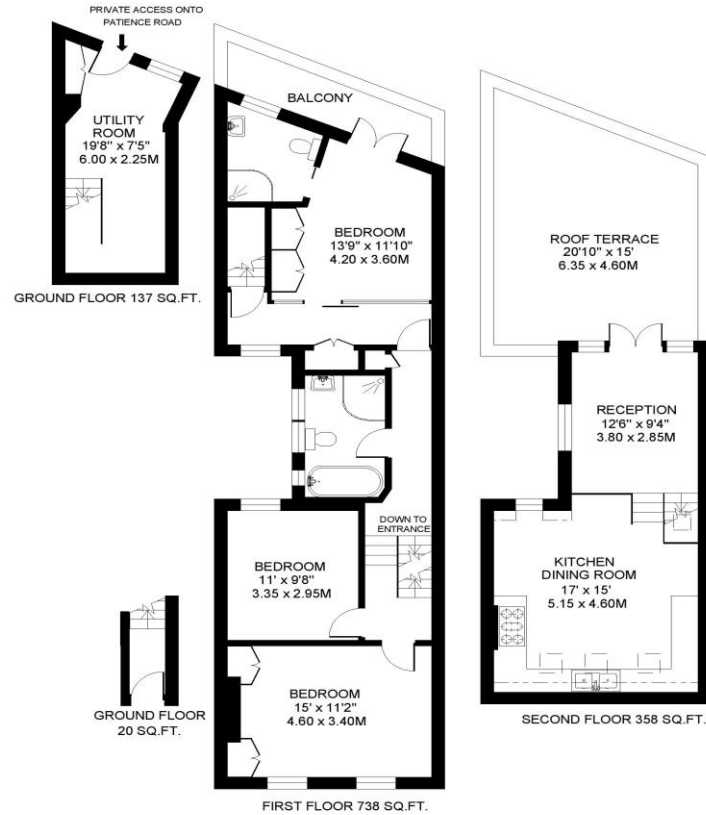


**THREE BEDROOMS | TWO
BATHROOMS | RECEPTION ROOM |
KITCHEN / DINING ROOM | UTILITY
ROOM | BALCONY | ROOF TERRACE**



KHYBER ROAD
BATTERSEA
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
1253 SQ.FT / 116.4 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.

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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