



 **RAMPTON  
BASELEY**

WESTMORELAND APARTMENTS, SW11 / LEASEHOLD



# SW11 / LEASEHOLD

**THIS BEAUTIFUL TWO-BEDROOM, TWO-BATHROOM FLAT IS SITUATED ON THE SECOND FLOOR OF A MODERN BUILDING THAT BACKS ONTO THE SHAFTESBURY ESTATE. THE PROPERTY OFFERS APPROXIMATELY 790 SQ FT OF WELL-PRESENTED LIVING SPACE AND FEATURES A LOVELY BALCONY.**

Upon entering the property, you'll find a bright and airy open-plan kitchen and reception room to the right. The modern kitchen features smart wall and base units, fully integrated appliances and large sash windows. The open-plan design provides ample space for both a dining area and a comfortable seating area. Large glass sliding doors open from the living area onto a private balcony, perfect for outdoor dining and entertaining on those lovely sunny days. Striking built-in wood cabinetry provides both further storage and a feature to the room.

The two double bedrooms are located to the left of the property with a modern family bathroom between the reception and bedroom, the bathroom features a bath with an overhead shower and a wall-hung vanity unit. Both bedrooms feature large built-in wardrobes with the principal room having an ensuite with a shower. The other bedroom features a large floor-to-ceiling window.

Additionally, the property benefits from engineered hardwood flooring throughout and an allocated parking space in an internal gated courtyard.

The property is ideally located just off Lavender Hill and backs onto the Shaftesbury Estate, with all the benefits and the abundance of shops, restaurants and bars along Lavender Hill, Northcote Road and Clapham Common nearby. There are plenty of transport links such as Clapham Junction Station, Clapham Common Station, Queenstown Road Station and Wandsworth Road Station all located within an approximate 20-minute walk. There are a number of good state and private primary schools nearby (subject to catchment each year).

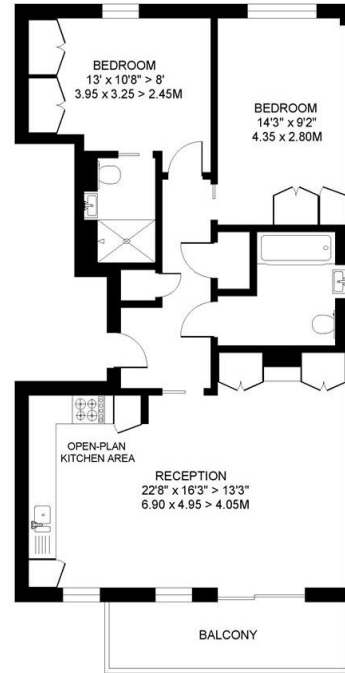
Council Tax Band: E | EPC: B | Tenure: Leasehold | Length of Lease: 138 years 5 months.



**TWO BEDROOM | TWO BATHROOM |  
OPEN-PLAN KITCHEN AND  
RECEPTION ROOM | BALCONY |  
PARKING SPACE**







SECOND FLOOR

**COPYRIGHT:**  
FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.co.uk  
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

**RAMPTON BASELEY OFFICES**

NORTHCOTE ROAD SW11 | 020 7228 5111  
 BELLEVUE ROAD SW17 | 020 3846 0999  
 BALHAM HIGH ROAD SW17 | 020 8767 7079  
 GARRATT LANE SW18 | 020 8879 6205

[www.ramptonbaseley.com](http://www.ramptonbaseley.com)

