



 RAMPTON  
BASELEY

WEBB'S ROAD, SW11 / LEASEHOLD

## SW11 / LEASEHOLD

THIS FANTASTIC THREE-BEDROOM APARTMENT IS SET ON A HIGHLY SOUGHT-AFTER RESIDENTIAL STREET BETWEEN THE COMMONS AND JUST A FEW MOMENTS FROM NORTHCOTE ROAD. ARRANGED OVER APPROXIMATELY 1,047 SQ FT ON THE FIRST AND SECOND FLOORS OF A TERRACED VICTORIAN CONVERSION. THE FLAT HAS AN EXCEPTIONAL FINISH WITH A LIGHT AND AIRY ATMOSPHERE THROUGHOUT.

Located at the front of the property on the first floor is a large semi-open kitchen and reception room. The reception provides plenty of space for a comfortable seating area as well as a dining table and features a striking fireplace with bespoke cabinetry flanking the chimney breast, large sash windows which flood the rooms with light, and engineered hardwood flooring throughout. The kitchen is partially separated from the reception room offering the feeling of spaciousness while also providing a visual separation from the reception room. The shaker-style kitchen features both wall and base units, and fully integrated appliances including a double wall oven and gas hob. One of the double bedrooms can be found at the rear of the first floor, and features carpeted flooring and a sash window which provides the room with natural light. A family bathroom is ideally located adjacent and features a step-in shower.

Two further double bedrooms can be found on the second floor, with both rooms featuring carpeted flooring and large windows flooding the rooms with natural light. At the rear of the second floor is the lovely roof terrace which provides the perfect outdoor space to enjoy the summer months. A family bathroom featuring a bath with an overhead shower completes this level.

This property is ideally located on Webb's Road between Bennerley Road and Mallinson Road, with the amenities of the popular Northcote Road just a stone's throw away. Convenient transport links can be found within a 15-minute walk to either Clapham Junction Overland or Clapham South Tube (Northern Line). Additionally, this flat is very well located within a few minutes' walk of a number of popular state and private schools, subject to catchment and entrance each year.

Council Tax Band: E | EPC: D | Tenure: Leasehold | Length of Lease: 111 years



THREE DOUBLE BEDROOMS |  
TWO BATHROOMS |  
RECEPTION | KITCHEN | ROOF  
TERRACE



WEBBS ROAD  
BATERSEA  
LONDON SW11



APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
1047 SQ.FT / 97.3 SQ.M.



FIRST FLOOR 578 SQ.FT.

SECOND FLOOR 469 SQ.FT.

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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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