



 RAMPTON  
BASELEY

BATTERSEA RISE, SW11 / LEASEHOLD



CONVENIENTLY LOCATED ON BATTERSEA RISE, THIS SUPERB TWO-BEDROOM FLAT OCCUPIES THE FIRST FLOOR OF THE BUILDING. THE FLAT HAS BEEN FINISHED WITH A TASTEFUL, NEUTRAL THEME AND HAS A FANTASTIC SENSE OF LIGHT AND SPACE THROUGHOUT. IN ADDITION, THE LEASE HAS RECENTLY BEEN EXTENDED.

A delightful reception room is found to the front of the property with wood flooring and an open plan kitchen. The kitchen is fitted with a range of wall and bass units and integrated appliances. There is plenty of space for entertaining in this contemporary flat.

Two well-proportioned double bedrooms with built in storage and a family bathroom are located towards the rear of the flat.

This superb flat is conveniently positioned on Battersea Rise between Webb's Road and Leathwaite Road. The amenities of Northcote Road and Battersea Rise are approximately a 5 minute walk, as are the transport facilities of Clapham Junction. There are a number of good state and private schools nearby subject to catchment each year.



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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.



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