



 RAMPTON  
BASELEY

ALIWAL ROAD, SW11 / SHARE OF FREEHOLD



## SW11 / SHARE OF FREEHOLD

OCCUPYING THE FIRST AND SECOND FLOORS OF A CONVERTED VICTORIAN HOUSE IS THIS EXCELLENT SPLIT-LEVEL, THREE-BEDROOM FLAT MEASURING APPROXIMATELY 1,072 SQ FT. THE PROPERTY IS IDEALLY POSITIONED BETWEEN BATTERSEA RISE AND CLAPHAM JUNCTION AND HAS A GREAT SENSE OF LIGHT AND SPACE THROUGHOUT. A HUGE DRAW IS THE ROOF TERRACE WITH ITS FAR-REACHING ROOFTOP VIEWS.

The bright and spacious open-plan kitchen and reception room are set to the front of the property. The room benefits from a striking fireplace with shelves flanking the chimney breast, wooden flooring and a bay window and large sash window flooding the rooms with natural light. The kitchen is set to the back, with a good range of modern wall and base units, semi-integrated appliances, a range cooker and another sash window. There is plenty of space in the reception area for a comfortable seating area and a dining table, making it ideal for modern-day living and entertaining. At the rear of the first floor is the first of the three double bedrooms, benefiting from an ensuite with a walk-in shower, built-in wardrobes and carpeted flooring.

Two further double bedrooms can be found on the second floor. The larger of the two benefits from an en suite with a walk-in shower, excellent built-in storage space as well as eaves storage, carpeted flooring and is wonderfully bright thanks to the large skylights. A family bathroom is adjacent and features a bath with an overhead shower. The other double bedroom benefits from a large sash window, built-in wardrobes and carpeted flooring. Stairs lead up from this floor out onto the spacious roof terrace which is laid with easi-grass and provides the perfect outdoor space to enjoy the summer weather.

This excellent property is positioned on Aliwal Road which is close to St John's Road and is well-placed for the excellent amenities, shops, bars and restaurants of Battersea Rise, Lavender Hill, Northcote Road and Clapham Junction. There are a number of good state and private schools nearby (subject to catchment each year) and the wide-open green spaces of Clapham Common are within easy reach.

Council Tax Band: D | EPC: D | Tenure: Share or Freehold | Length of Lease: 147 years 2 months



THREE DOUBLE BEDROOMS |  
THREE BATHROOMS |  
RECEPTION | OPEN-PLAN  
KITCHEN | SPLIT-LEVEL | ROOF  
TERRACE





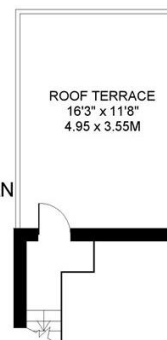
ALI WAL ROAD  
BATTERSEA  
LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
■ = 1072 SQ.FT / 99.6 SQ.M.

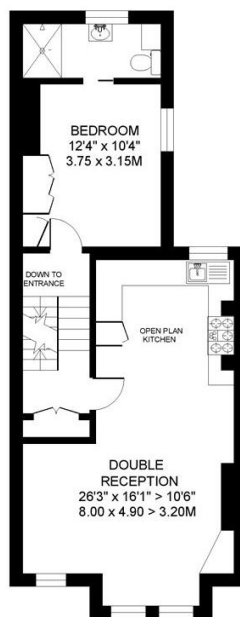
APPROXIMATE ADDITIONAL AREAS

XXXX = 61 SQ.FT / 5.7 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
1133 SQ.FT / 105.3 SQ.M.



THIRD FLOOR 25 SQ.FT



FIRST FLOOR 588 SQ.FT



SECOND FLOOR 459 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 dashed line marks 1.2m 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  
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