



SW17 / LEASEHOLD

THIS EXQUISITE THREE-BEDROOM APARTMENT OFFERS APPROXIMATELY 1,272 SQ FT OF BEAUTIFULLY DESIGNED LIVING SPACE SET IN THE STUNNING 1840 DEVELOPMENT. BOASTING A THOUGHTFUL COMBINATION OF FABULOUS HISTORICAL FEATURES AND CONTEMPORARY FINISHING, THE GLORIOUS BAY WINDOWS THAT FLOOD THE APARTMENT WITH AN ABUNDANCE OF LIGHT ARE OF PARTICULAR NOTE AS IS THE SOUTH-FACING ASPECT PRIVATE COURTYARD.

Providing the perfect entrance to the property is the 16 ft private courtyard. Leading onto the interior is this charming and welcoming terrace, fantastic for alfresco dining and low-maintenance gardening. To the left of the entrance hall is the kitchen; impeccably finished with high-spec wall and base units, integrated appliances, space for a breakfast table and views out to the courtyard. To the front of the property is the impressive, dual aspect living and dining room. With grand proportions and a tremendous bay window that looks out over the lush, landscaped communal gardens, it provides a wonderful, light, and airy space for everyday living and entertaining.

Adjacent to the living space is the principal bedroom. A spacious and striking room, it showcases another bay window that provides both superb views across the gardens and a wealth of natural light. Adjoining is a smart en suite. The immaculate design continues at the rear of the property where there is a bathroom and two further double bedrooms, one with a dressing area. A utility room completes this property.

Blending heritage architecture with modern style, The 1840 offers stylish living spaces alongside beautifully restored, original character features and a superior specification. Each apartment has been individually designed by a specialist in-house team.

Outdoor spaces are at the heart of The 1840's offering. Acres of glorious private gardens, sweeping lawns, courtyards and walled gardens have all been beautifully designed to provide a welcome retreat from busy city life and include a work hub exclusive for residents' use. There is also an on-site concierge, secure underground parking with electric car charging points and on-site cycle storage.

The 1840 is in a highly desirable south-west London address, nestled between Tooting, Earlsfield, Balham and Wandsworth Common an area with a village-like feel and a wealth of green spaces and parks. Superb transport connections make The 1840 an ideal base for travelling into the City, be it for work or pleasure. Conveniently located in Zone 3, Tooting Bec underground is a 12-minute walk away, whilst nearby Earlsfield and Wandsworth Common stations also offer quick and direct links to London.

Council Tax Band: TBC | EPC: TBC | Tenure: Leasehold | Current Anticipated Completion Date: Sept-Dec 2024 | Some images are either computer generated or of the show flat and are intended for illustrative purposes only



**KITCHEN | LIVING/DINING ROOM |
UTILITY ROOM | THREE BEDROOMS
| TWO BEDROOMS | PRIVATE
COURTYARD | COMMUNAL
GARDENS | ON-SITE CONCIERGE**



Floorplan – Plot MA01

3 Bedroom Apartment

Ground Floor

Total area 1,272 sq ft (118.2 sq m)

Kitchen	8' 2" x 14' 9"	(2.49m x 4.49m)
Living/Dining	24' 1" x 15' 2"	(7.32m x 4.62m)
Bedroom 1	13' 4" x 12' 7"	(4.06m x 3.84m)
Bedroom 2	8' 6" x 13' 5"	(2.58m x 4.08m)
Bedroom 3	11' x 8' 6"	(3.36m x 2.58m)
Dressing	8' 7" x 6' 2"	(2.61m x 1.88m)



Site Location Plan



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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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