



 **RAMPTON  
BASELEY**

The 1840, SW17 / LEASEHOLD

# SW17 / LEASEHOLD

**SET IN THE STUNNING 1840 DEVELOPMENT IS THIS PHENOMENAL TWO-BEDROOM PROPERTY. SHOWCASING A WEALTH OF HANDSOME PERIOD FEATURES, VAULTED CEILINGS, AND IMPECCABLE CONTEMPORARY DESIGN, IT OFFERS APPROXIMATELY 930 SQ FT OF ACCOMMODATION WITH A SUN-FILLED TERRACE IN A PRIVATE MEWS.**

Entrance to the property is via the beautiful, southerly-aspect terrace. To the right of the entrance hall is the fabulous open-plan kitchen/living room. The kitchen itself is finished with high-specification wall and base units and integrated appliances. This elegant room boasts beautiful, vaulted ceilings with exposed trusses that bring a sense of grandeur and history to the space as well as the dual aspect nature of the room providing an abundance of natural light.

To the rear of the ground floor is a generous and stylish bathroom and the first of the two double bedrooms. A large storage cupboard and utility room complete this floor.

Upstairs on the first-floor mezzanine, the gorgeous, vaulted ceilings and immaculate finishing continue into the study and second bedroom, with skylights flooding the rooms with light.

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.

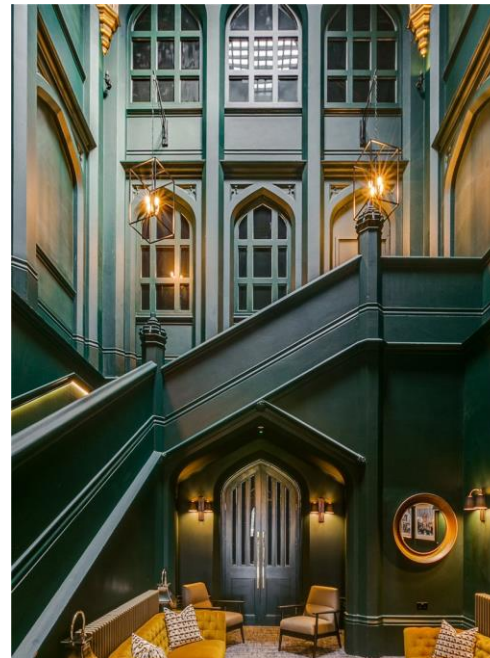
Outdoor spaces are at the heart of The 1840's offering. Acres of glorious private gardens, sweeping lawns, courtyards and walled gardens have all been beautifully designed to provide a welcome retreat from busy city life and include a work hub exclusive for residents' use. There is also an on-site concierge,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

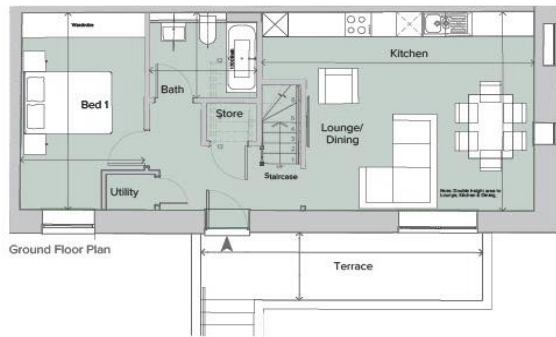
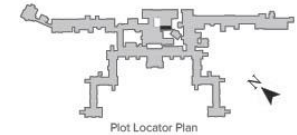
Council Tax Band: TBC | EPC: TBC | Tenure: Leasehold | Current Anticipated Completion Date: Aug-Nov 2024 | Some images are either computer generated or of the show flat and are intended for illustrative purposes only



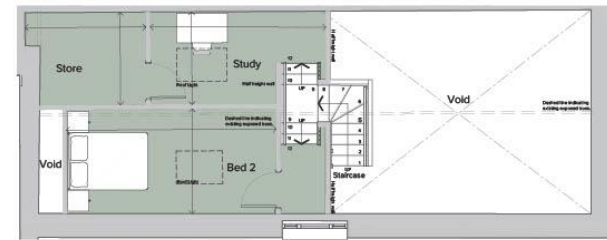
**KITCHEN/LIVING ROOM | TWO  
BEDROOMS | ONE BATHROOM |  
STUDY | UTILITY ROOM | VAULTED  
CEILING | ON-SITE CONCIERGE**



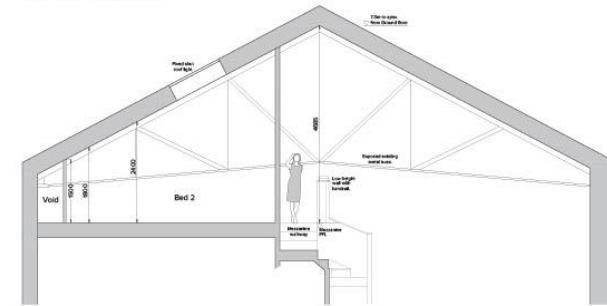
Ground/First Floor			
Total area 930 sq ft (86.3 sq m)			
Kitchen/Lounge/Dining	20' 3" x 15' 9"	(6.18m x 4.80m)	Terrace
Bath	6' 10" x 8'	(2.08m x 2.44m)	20' 11" x 5' 4"
Bedroom 1	9' 3" x 15' 8"	(2.81m x 4.76m)	(6.38m x 1.63m)
Study	7' 2" x 13' 6"	(2.19m x 4.15m)	
Bedroom 2	8' 1" x 16' 3"	(2.48m x 4.97m)	
Store	7' 2" x 9' 4"	(2.19m x 2.87m)	



Ground Floor Plan



First Floor Mezzanine Plan



Section Through Mezzanine



The information in this document is intended as a guide only and is subject to change without prior notice. Accordingly, due to the City & Country policy of continual improvement, the finished product may vary from the information provided and City & Country reserves the right to amend the specification. All dimensions stated are approximate, only with maximum dimensions and may alter through the construction phase with interior finishes. You are therefore advised not to order any carpets, appliances or other goods which depend upon accurate dimensions before carrying out a check measure within your reserved property. June 2021.



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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.



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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