



**RAMPTON
BASELEY**

ST. GEORGE'S GARDENS, SW17 / LEASEHOLD

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THIS IMMACULATE TWO-BEDROOM APARTMENT OFFERS APPROXIMATELY 1,056 SQ FT OF IMPECCABLY DESIGNED LIVING SPACE SET IN THE STUNNING 1840 DEVELOPMENT. BOASTING AN EXCEPTIONAL BALANCE OF GRAND PERIOD FEATURES AND CONTEMPORARY FINISHING, A BEAUTIFUL COLLECTION OF FEATURE WINDOWS IS OF PARTICULAR NOTE IN THIS APARTMENT, AS IS THE WONDERFUL, 18 FT PRIVATE ROOF TERRACE.

To the front of the property are the two bedrooms and two bathrooms. Both chic, well-proportioned bedrooms are bathed in an abundance of light and character by two gorgeous period windows each. In addition, the second bedroom also offers a dressing area.

The fabulous open-plan kitchen/living space is found to the rear of the apartment. An elegant living area greets you and enjoys double doors that open out onto the glorious southerly-aspect terrace. A generous space that overlooks the lush communal gardens, perfect for alfresco entertaining and low maintenance gardening. The kitchen lies beyond the seating area and is finished with high-end wall and base units, integrated appliances, and an impressive island. Stairs then lead up to the cosy and sophisticated dining space. 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



**OPEN-PLAN KITCHEN/LIVING ROOM
| TWO BEDROOMS | TWO
BATHROOMS | 18 FT PRIVATE
TERRACE | UTILITY ROOM | ON-SITE
CONCIERGE**



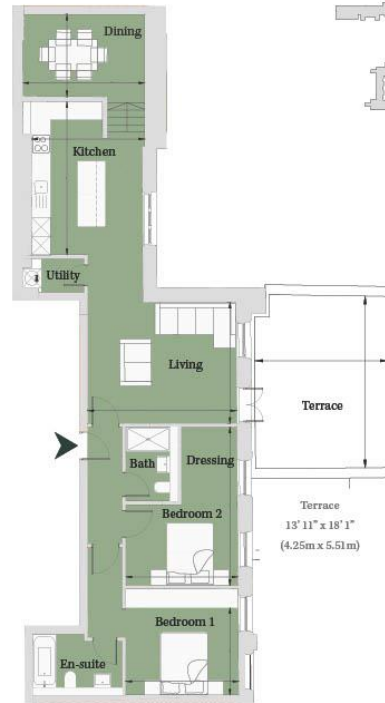
Floorplan – Plot DR11

2 Bedroom Apartment

First Floor

Total area 1,056.6 sq ft (98.2 sq m)

Kitchen	11' 10" x 16' 1"	(3.61m x 4.90m)
Living	15' 8" x 12' 9"	(4.76m x 3.87m)
Dining	12' 10" x 8' 8"	(3.90m x 2.64m)
Bedroom 1	11' 10" x 9' 2"	(3.61m x 2.80m)
Bedroom 2	11' 9" x 16' 7"	(3.59m x 5.06m)



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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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