



SW17 / LEASEHOLD

THIS UNIQUE AND BEAUTIFULLY DESIGNED ONE-BEDROOM DUPLEX APARTMENT OFFERS APPROXIMATELY 723 SQ FT OF IMMACULATLY FINISHED ACCOMMODATION. SET IN THE EXCEPTIONAL 1840 DEVELOPMENT AND ITS WONDERFUL GARDENS, THE THOUGHTFUL MEZZANINE DESIGN OF THIS APARTMENT AND THE VAULTED DOUBLE CEILING HEIGHT IT LENDS TO THE LIVING AREA IS OF PARTICULAR NOTE.

On the ground floor is the open-plan kitchen/living room. The kitchen itself is impeccably finished with high-specification wall and base units, integrated appliances as well as a separate utility room. The seating and dining areas are flooded with light from skylights featured in the impressive, vaulted ceiling that gives a sense of grandeur and generosity to the space. A stylish second shower room completes this floor.

On the mezzanine above lies the fabulous bedroom suite where the gorgeous, vaulted ceilings continue. It also features a spacious en suite and two built in wardrobes. A smart study sits adjacent.

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 | Anticipated Completion Date: May-July 2024 | Some images are either computer generated or of the show flat and are intended for illustrative purposes only



OPEN-PLAN KITCHEN/LIVING ROOM
| ONE BEDROOM | TWO
BATHROOMS | STUDY | UTILITY
ROOM | BUILT-IN WARDROBES |
DUPLEX APARTMENT

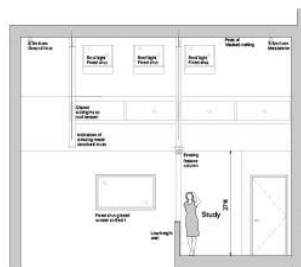


PLOT KB11
1 Bedroom House

City & Country

Ground/First Floor
Total area 723.88 sq ft (67.25 sq m)

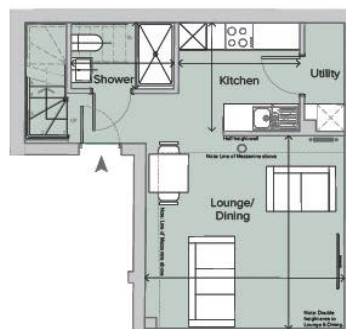
Kitchen	7' 11" x 8' 7"	(2.40m x 2.62m)
Lounge/Dining	14' 2" x 14' 0"	(4.27m x 4.32m)
Bedroom 1	9' 4" x 13' 8"	(2.85m x 4.18m)
Shower	7' 4" x 4' 10"	(2.22m x 1.46m)
Ensuite	4' x 9' 5"	(1.22m x 2.87m)
Study	9' 3" x 9' 8"	(2.83m x 2.94m)



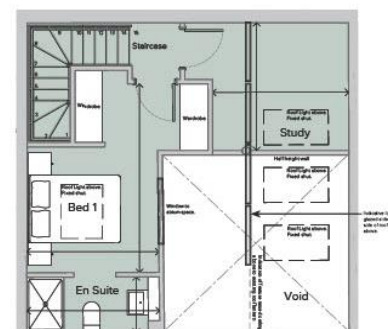
Section Through Mezzanine



Plot Locator Plan



Ground Floor Plan



First Floor Mezzanine Plan



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.

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

RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111
BELLEVUE ROAD SW17 | 020 3846 0999
BALHAM HIGH ROAD SW17 | 020 8767 7079
GARRATT LANE SW18 | 020 8879 6205

www.ramptonbaseley.com

