



 RAMPTON
BASELEY

GARRATT LANE, SW17 / LEASEHOLD

THIS BEAUTIFUL ONE-BEDROOM APARTMENT, WHICH OFFERS APPROXIMATELY 597 SQ FT OF CAREFULLY CONSIDERED LUXURY ACCOMMODATION IS LOCATED IN THE STUNNING CARPENTERS MEWS DEVELOPMENT, A SHORT WALK FROM THE NORTHERN LINE IN TOOTING.

Carpenters Mews offers an exclusive collection of 17 stylish apartments in the heart of Tooting, yet within the sanctuary of a quiet gated development.

The contemporary design and exceptional finish that can be found throughout the property, begins when you step into the kitchen/living room where comfortable, spacious seating and dining areas provide a perfect space for everyday living and entertaining. The kitchen sits to the right and features Kitchenhaus Nobilia cabinetry for both base and wall units, integrated Bosch appliances, and smart quartzstone worktops; there is also a large storage cupboard. Past a further storage cupboard, the hallway opens onto the lovely balcony through double doors, fantastic for alfresco dining and low-maintenance gardening.

The stylish double bedroom is located at the end of the hallway and features a built-in wardrobe and fabulous sliding glass doors that flood the room with light and open onto the balcony. A smart bathroom completes this lovely property.

Carpenters Mews is located in Tooting, one of London's most vibrant hotspots, known for its culture and style and within easy reach of Wandsworth, Clapham, and Wimbledon. Artisan coffee shops and cafes as well as a plethora of bars and restaurants are all a short walk away and Tooting Broadway Underground is a 4-minute walk where Northern Line connections are available, with direct links to London Bridge (21 mins), Waterloo (via Kennington) - (21 mins) and Bank (25 mins).

Council Tax Band: TBC | EPC: TBC | Leasehold | Images and video are computer generated and whilst they are designed to provide an accurate representation of the finished flat, should not be relied upon.

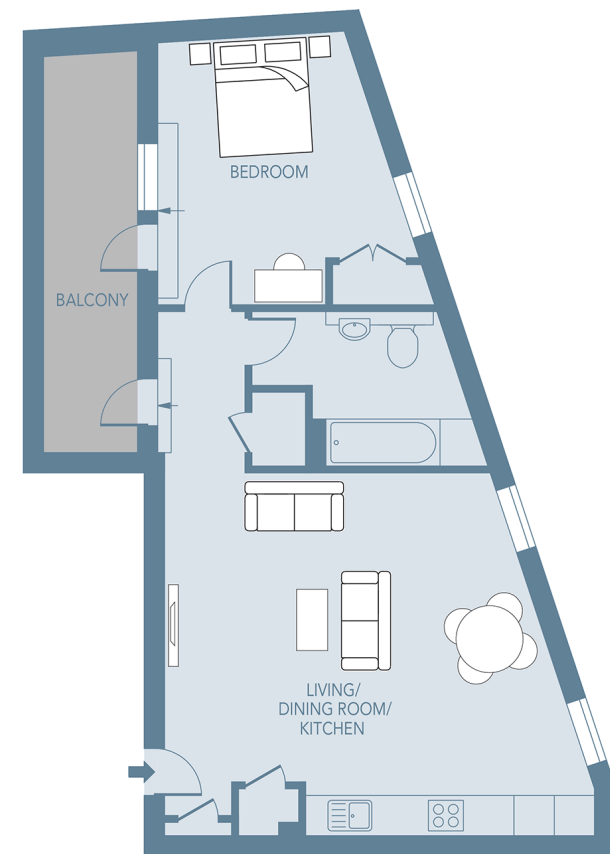
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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

APARTMENT 12, CARPENTERS MEWS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 597 SQ FT - 55.5 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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