



 RAMPTON
BASELEY

GARRATT LANE, SW17 / LEASEHOLD

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THIS FANTASTIC TWO-BEDROOM DUPLEX APARTMENT OFFERS APPROXIMATELY 834 SQ FT OF CAREFULLY CONSIDERED LUXURY ACCOMMODATION AND A FABULOUS TERRACE LOCATED IN THE STUNNING CARPENTERS MEWS DEVELOPMENT, JUST A SHORT WALK FROM THE NORTHERN LINE IN TOOTING.

The contemporary design, higher than normal ceiling heights, and exceptional finish that can be found throughout the property, begins in the generous entrance hall, complete with coat cupboard.

The left of the hallway opens into the fantastic open-plan kitchen/living room. 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. Comfortable seating and dining areas sit beside each other without compromise and look out through double sliding doors onto the lovely terrace, adding to the feel of light and style as well as flooding the room with an abundance of light. The terrace is decked and perfect for alfresco dining and low-maintenance gardening. A w/c completes the ground floor.

Situated on the second floor are the two beautiful double bedrooms benefiting from excellent dimensions, plenty of natural light and finished with fitted wardrobes. A sleek, stylish bathroom completes this superb property.

Carpenters Mews in Tooting is one of London's most vibrant hotspots, known for its culture and style and lying within easy reach of Wandsworth, Clapham, and Wimbledon. From a host of artisan coffee shops and cafes to upmarket bars and restaurants. 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

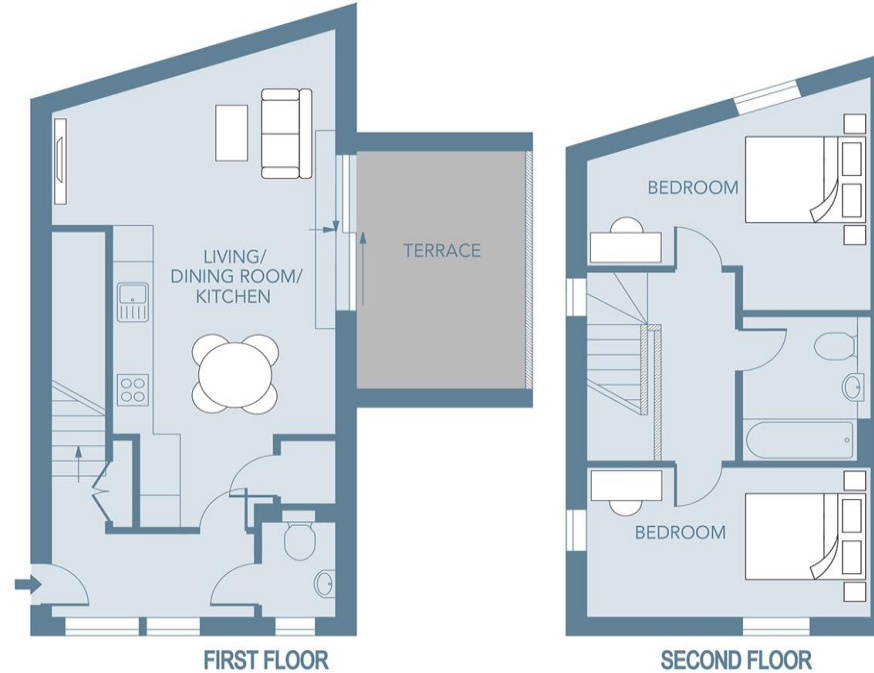


**OPEN-PLAN KITCHEN/LIVING ROOM
| TWO BEDROOMS | BATHROOM |
PRIVATE TERRACE | W/C | HIGH
SPECIFICATION | CLOSE TO
NORTHERN LINE | GATED
DEVELOPMENT | COMPLETION Q1
2024**



APARTMENT 13, CARPENTERS MEWS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 834 SQ FT - 77.5 SQ M



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.

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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