



 RAMPTON  
BASELEY

EVAGREEN, SW18 / LEASEHOLD

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**SITUATED ON THE GROUND FLOOR OF THIS OUTSTANDING NEW DEVELOPMENT IN THE HEART OF WANDSWORTH, THIS THREE-BEDROOM APARTMENT BOASTS THREE PRIVATE TERRACES AND 1,295 SQ FT OF UNIQUE, HIGH-SPEC LIVING SPACE BUILT WITH SUSTAINABILITY AT IT'S CORE.**

The attention-to-detail in the immaculate finishing as well as the obvious dedication to achieving both a thorough sense of natural light and space and sustainability-led design throughout each apartment, begins in this property's welcoming hallway.

The right of the hallway opens into the heart of the home, the impressive kitchen/living room. With fabulous dimensions including close to three metre ceiling height, this bright and beautiful space provides the perfect place for relaxing and entertaining. The kitchen itself crafted by Leicht from Carbon-neutral, front-framed walnut veneer and features an instant, filtered hot water tap and fully integrated Bosch appliances including induction hob, oven, fridge freezer, dishwasher, and extractor fan. The carbon neutral green Silestone worktop is made using quartz, minerals, and recycled glass. The stylish interior design by Scen Smith is showcased in the spacious yet cosy living and dining areas, where floor-to-ceiling glass doors pour natural light into the room and open out onto the first of three pretty terraces, the kitchen also leading out to the second.

The elevated design continues through to the well-appointed bedrooms. The principal is located to the rear of the property and includes a chic dressing area, gorgeous en suite bathroom featuring terrazzo shelves by In Opera with a wall-mounted mirror, rainfall shower head with crittal-style shower screen, porcelain tiles by Mandarin Stone as well as Solus Sanitary ware and matte black brassware by Saneux. Two further double bedrooms and a bathroom complete this outstanding property.

There is also access to the landscaped communal roof terrace by award-winning designers GRDN, complete with allocated bespoke micro allotments.

Evagreen, recently nominated for a Dezeen award for Sustainable Interiors, has been brought to life by design-led, London based, developers Artform.

Situated on All Saints Passage in the heart of Wandsworth, the green-open spaces of King George's Park and Wandsworth Common are within easy reach as well as the vibrant local amenities of Wandsworth including The RAM Quarter and the more extensive shopping of Southside Shopping Centre. Wandsworth Town station provides excellent transport links, taking you to Waterloo in as little as 14 minutes.

Council Tax Band: TBC | EPC: TBC | Tenure: Leasehold | Images are of the show flat and are for illustrative purposes only



**OPEN-PLAN KITCHEN/LIVING ROOM  
| THREE BEDROOMS | TWO  
BATHROOMS | DRESSING AREA |  
THREE TERRACES | STORAGE |  
LANDSCAPED COMMUNAL ROOF  
TERRACE BY AWARD-WINNING  
DESIGNERS GRDN**



Ground Floor  
Apartment One



**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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