

**RAMPTON
BASELEY**

EVAGREEN, SW18 / LEASEHOLD

SITUATED ON THE FIRST FLOOR OF THIS STUNNING NEW DEVELOPMENT, IN THE HEART OF WANDSWORTH, THIS MANHATTAN-STYLE STUDIO APARTMENT BOASTS A PRIVATE TERRACE AND APPROXIMATELY 447 SQ FT OF UNIQUE, HIGH-SPEC LIVING SPACE BUILT WITH SUSTAINABILITY AT ITS CORE.

The stylish, sustainability-led, interior design by Scenesmith begins in this property's welcoming entrance, with a large storage cupboard to the right and kitchen area to the left. The kitchen itself is 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 well-appointed sleeping area is situated adjacent and benefits from floor-to-ceiling, built-in statement wardrobes. Opposite, the generous bathroom features terrazzo shelves by In Opera with wall-mounted mirrors, a 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.

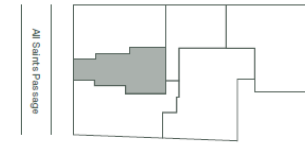
The elevated design continues in the superb living/dining space at the rear of the property. With fabulous dimensions including close to three metre ceiling heights, this bright and beautiful area provides the perfect place for relaxing and entertaining. Floor-to-ceiling glass doors allow natural light to flood in as well as opening out onto the gorgeous private terrace. Access to the landscaped communal roof terrace by award-winning designers GRDN, complete with allocated bespoke micro allotments, completes this property.

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

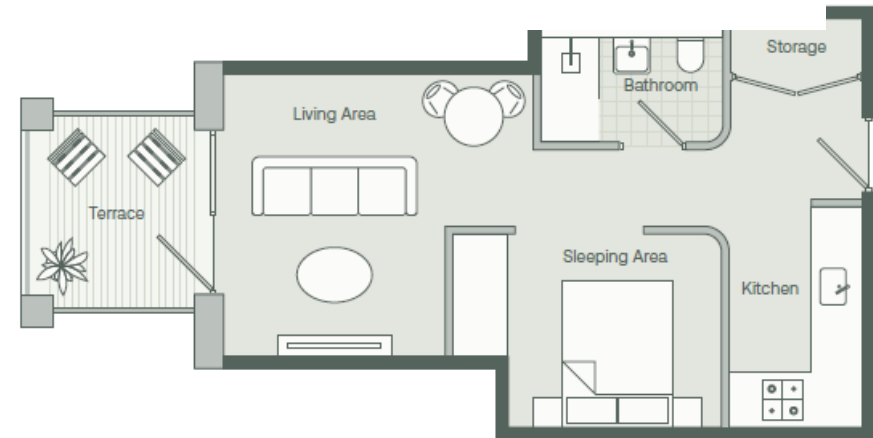
Located on All Saints Passage in the heart of Wandsworth, the green, open spaces of King George's Park and Wandsworth Common are within easy reach as well as the vibrant local amenities of Wandsworth including The RAM Quarter and the more extensive shopping of Southside Shopping Centre. Wandsworth Town 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

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.



Living Area 4.2m x 3.8m / 13.8ft x 12.5ft	Kitchen 2.9m x 1.8m / 9.5ft x 5.9ft
Sleeping Area 2.9m x 2.7m / 9.5ft x 8.9ft	Terrace 2.7m x 2.4m / 8.9ft x 7.9ft
Total 42m ² / 447ft ²	



RAMPTON BASELEY OFFICES

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



www.ramptonbaseley.com



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