



SW18 / LEASEHOLD

THIS SUPERB TWO-BEDROOM, TWO-BATHROOM FIRST FLOOR FLAT MEASURES APPROXIMATELY 720 SQ FT OF THOUGHTFULLY DESIGNED ACCOMMODATION. THE SORTING HOUSE DEVELOPMENT CAREFULLY COMBINES THE CHARACTER OF IT'S VICTORIAN FAÇADE WITH THE BEST IN CONTEMPORARY COMFORT TO CREATE A TIMELESS FINISH.

On the right-hand side of the entrance hall are two substantial storage cupboards and the principal bathroom. The hallway then opens into a lovely lobby space and leads to the first double bedroom. Across the lobby is the principal bedroom suite, a generous space finished with a stylish en suite shower room and impressive feature window.

The lobby then opens onto the fabulous kitchen/living room where dual aspect windows flood the kitchen dining area and seating areas with natural light. Of particular note are these feature windows that provide light and history to the space, with the second window the focus of a gorgeous nook, perfect for a dining or seating area. The kitchen is finished with stunning contemporary cabinets by Blaue and stylish quartz worktops by Caesarstone and finished with Schon brushed nickel taps and Siemens appliances.

Each of its 22 one, two and three bedroom apartments and duplexes are finished to the highest standards. Featuring luxury Cormar carpets, smoked bronze sockets and engineered oak flooring, the carefully curated palette of finishes offers a stylish, yet welcoming ambience, where no detail has been overlooked.

Throughout the whole development there is a real generosity of space and dimensions in common areas, hallways, lobbies, and storage areas that helps to create fluid layouts that imbues all units with a sense of home and openness.

South-west London is renowned for its greenery and relaxed lifestyle. Wandsworth is the embodiment of its charms. Just a ten-minute walk from The Sorting House, Wandsworth Town is nearest overground station, whisking you from Zone 2 to Waterloo in as little 14 minutes.

Council Tax Band: E | EPC: TBC | Leasehold 999 Years | Some images are computed generated and are for illustrative purposes only

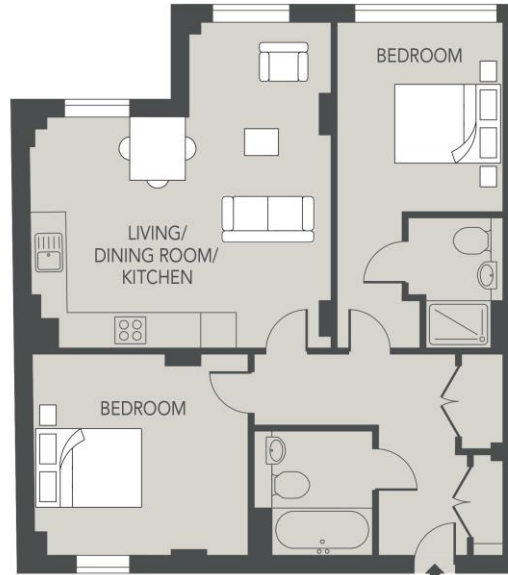


KITCHEN/LIVING ROOM
| TWO BEDROOMS |
TWO BATHROOMS

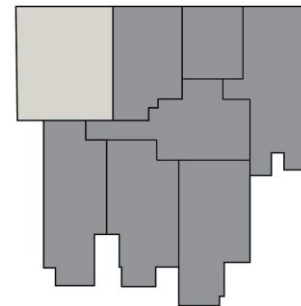


FLAT 11, THE SORTING HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 720 SQ FT - 66.9 SQ M



FIRST FLOOR



KEY PLAN - 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.

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.



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