



 RAMPTON
BASELEY

ST. ANN'S HILL, SW18 / LEASEHOLD

THIS SUPERB ONE-BEDROOM APARTMENT SET WITHIN THE TIMELESS DESIGN OF THE SORTING HOUSE DEVELOPMENT OFFERS APPROXIMATELY 537 SQ FT OF CAREFULLY CRAFTED ACCOMMODATION AND BOASTS WONDERFUL FEATURE WINDOWS AND A BEAUTIFUL PRIVATE TERRACE.

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

To the left of the spacious entrance hall is the fantastic triple-aspect double bedroom, complete with five windows that flood the room with an abundance of natural light. Adjacent is the smart and stylish bathroom.

The hall then opens into the impressive open plan kitchen/living room. There is ample space for living and dining areas in this light-filled dual-aspect room, also showcasing large feature windows. The kitchen itself is finished with stunning contemporary cabinets by Blau and stylish quartz worktops by Caesarstone and finished with Schon brushed nickel taps and Siemens appliances. Double doors open out onto the lovely private terrace which completes this property and provides the perfect space for alfresco dining and low maintenance gardening.

Each of the 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 offer a stylish, yet welcoming ambience, where no detail has been overlooked.

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

Council Tax Band: D | EPC: TBC | Leasehold 999 Years | Images are either of the show flat or are computer generated 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.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

FLAT 14,
THE SORTING HOUSE
APPROXIMATE GROSS INTERNAL FLOOR AREA: 537 SQ FT - 49.9 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.

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