

 RAMPTON
BASELEY

ST. ANN'S HILL, SW18 / LEASEHOLD

THIS SUPERB, ONE-BEDROOM SECOND FLOOR FLAT OFFERS APPROXIMATELY 461 SQ FT OF BEAUTIFULLY PROPORTIONED ACCOMMODATION WITH A DELIGHTFUL PRIVATE REAR TERRACE THAT RUNS THE WIDTH OF THE PROPERTY, ALL SET WITHIN THE HISTORY-STEPPED SORTING HOUSE DEVELOPMENT.

A spacious entrance hall with a large coat cupboard welcomes you to the property. To the right the lovely kitchen/dining room. The kitchen itself is finished with stunning contemporary cabinets by Blaue, stylish quartz worktops by Caesarstone and finished with Schon brushed nickel taps and Siemens appliances. Comfortable seating and dining areas look out through two sets of double doors that flood the room with natural light, and open onto the gorgeous balcony, providing the perfect space for alfresco dining and low-maintenance gardening.

The double bedroom is found adjacent, a spacious and stylish room also showcasing glass double doors leading out onto the balcony as well as a feature window. A smart bathroom completes this stunning property.

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.

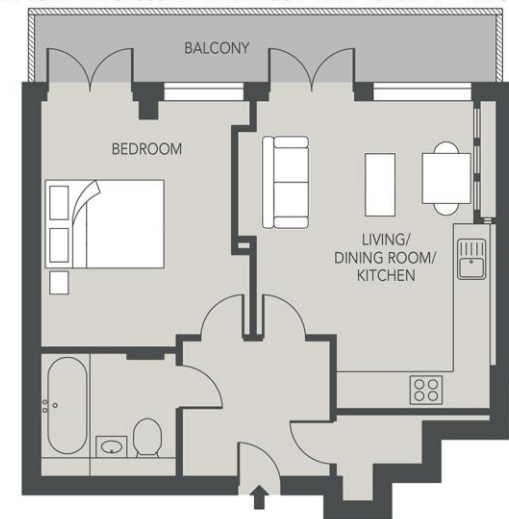
Council Tax Band: D | EPC: TBC | Leasehold 999 Years | Images are computer generated and whilst they are designed to provide an accurate representation of the finished flat, should not be relied upon.

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.

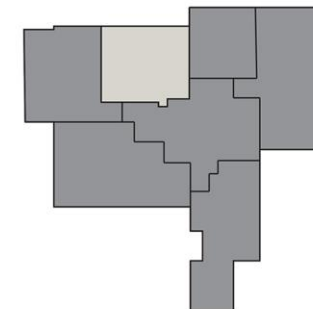


ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

**FLAT 17,
THE SORTING HOUSE**
APPROXIMATE GROSS INTERNAL FLOOR AREA: 461 SQ FT - 42.9 SQ M



SECOND FLOOR



KEY PLAN - SECOND 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.

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