



**RAMPTON
BASELEY**

ST. ANN'S HILL, SW18 / LEASEHOLD

THIS SUPERB ONE-BEDROOM, ONE-BATHROOM APARTMENT IS SITUATED ON THE THIRD FLOOR OF THE STUNNING AND HISTORY-STEPPED SORTING HOUSE DEVELOPMENT.

A generous entrance hall, complete with two large storage cupboards, leads onto the bedroom, bathroom, and kitchen/living area.

Set to the rear is the wonderful kitchen/living room featuring fantastic dual aspect feature windows that flood the room with light. The kitchen itself is designed with stunning contemporary cabinets by Blau and stylish quartz worktops by Caesarstone and finished with Schon brushed nickel taps and Siemens appliances. With ample space for comfortable seating and dining areas, it is the perfect space for entertaining and relaxing.

Completing the property is a smart and spacious double bedroom, finished with a fitted wardrobe and a stylish, modern bathroom including a bath with an overhead rainfall shower.

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.

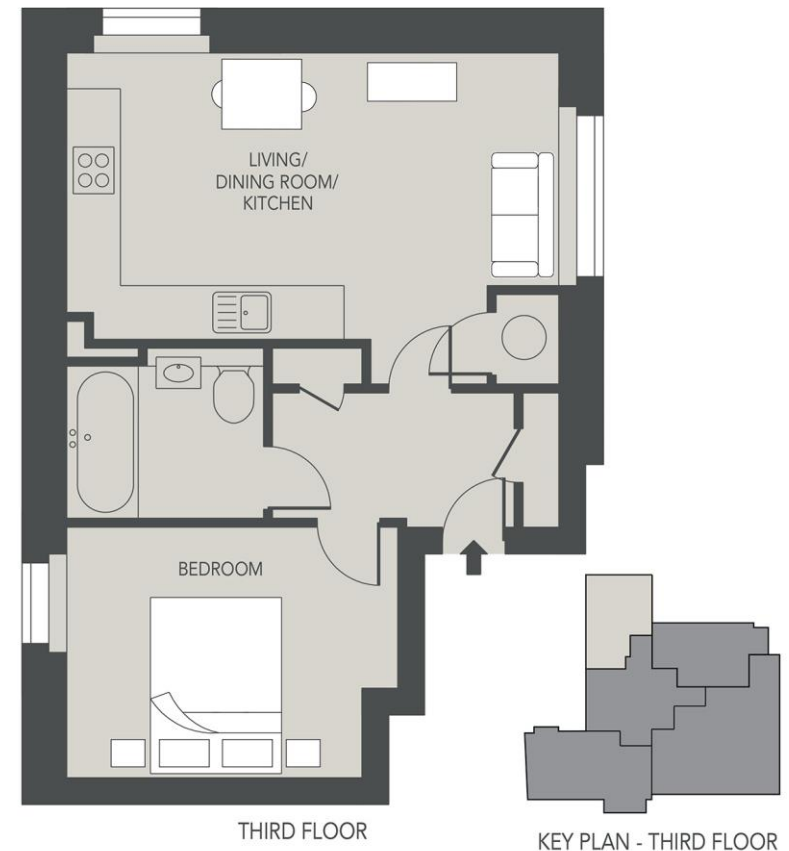
Council Tax Band: D | EPC: TBC | Leasehold | Some images are computer generated and are for illustrative purposes only

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 19,
THE SORTING HOUSE
APPROXIMATE GROSS INTERNAL FLOOR AREA: 420 SQ FT - 39.1 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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