



 RAMPTON  
BASELEY

The Sorting House, SW18 / LEASEHOLD

# SW18 / LEASEHOLD

**A MODERN MASTERPIECE STEEPED IN HISTORY; COMBINING THE CHARACTER OF ITS VICTORIAN FAÇADE WITH THE BEST IN CONTEMPORARY COMFORT, THE SORTING HOUSE IS A CELEBRATION OF TIMELESS DESIGN. THIS SUPERB TWO-BEDROOM, TWO-BATHROOM GROUND FLOOR FLAT MEASURES APPROXIMATELY 946 SQ FT OF CAREFULLY CRAFTED ACCOMODATION WITH A BEAUTIFUL GARDEN.**

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 right of the lovely entrance hall is the principal suite. With sympathetically installed twin double glazed windows, it is completed with an en suite shower room and built in wardrobe. Along the hall is a substantial storage cupboard/coat cupboard. Adjacent is the spacious bathroom, with a bath and overhead shower, next to which is the very well-sized double bedroom featuring a built-in wardrobe and double doors onto a light well.

To the rear of the property is the fabulous living space. Upon entrance is a thoughtfully designed utility area that opens out into the main space. The kitchen sits to the right and is finished with stunning contemporary cabinets by Blau and stylish quartz worktops by Caesarstone and finished with Schon brushed nickel taps and Siemens appliances. Comfortable seating and dining areas sit alongside each other without compromise and look out through two sets of double doors that flood the room with light, and open onto the pretty courtyard garden.

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: E | 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.



**BRAND NEW | LONG LEASE | TWO  
BEDROOMS | TWO BATHROOMS |  
GARDEN | BUILT-IN STORAGE**



## FLAT 194, THE SORTING HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1025 SQ FT - 95.3 SQ M



GROUND 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.



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

### RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111  
 BELLEVUE ROAD SW17 | 020 3846 0999  
 BALHAM HIGH ROAD SW17 | 020 8767 7079  
 GARRATT LANE SW18 | 020 8879 6205

[www.ramptonbaseley.com](http://www.ramptonbaseley.com)

