



 RAMPTON
BASELEY

QUILTER HOUSE, SW16 / LEASEHOLD

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AN INCREDIBLE OPPORTUNITY TO PURCHASE THIS STUNNING, TWO-BEDROOM, ROOF-TOP TERRACE APARTMENT AT THE UNIQUE QUILTER HOUSE DEVELOPMENT. MOMENTS FROM STREATHAM COMMON AND OFFERING APPROXIMATELY 745 SQ FT OF BRIGHT AND STYLISH ACCOMMODATION, THE ENORMOUS, SOUTH-WEST-FACING TERRACE IS ALSO A GLORIOUS BENEFIT.

The entrance hallway leads first to the two lovely double bedrooms. Finished with contemporary, neutral décor, the principal also benefits from original sash windows that provide an abundance of natural light to the room. Across the hallway is the luxurious bathroom, adjacent to which is a huge storage cupboard.

To the rear of the property is the gorgeous, dual aspect kitchen/living room. The beautifully designed, light-filled space benefits from the building's period sash windows, excellent proportions, and polished, modern styling. The bespoke, handmade kitchen features plenty of contemporary wall and base units with fully integrated appliances and Corian worksurfaces. Stairs lead up and out onto the tremendous, southerly aspect roof terrace. The expansive space has far reaching views and provides a very special area for al fresco dining and entertaining as well as gardening.

Completing this superb home is a generous communal garden that provides not only a central feature to the whole development but also a further option for outdoor living.

Every apartment in this fantastic, energy-efficient development benefits from double or triple glazing and has been built using highly insulated materials. Heating is thermostatically controlled, and all flats feature air source heat pumps.

Streatham is a bustling south London neighbourhood with plentiful bars, restaurants, shops and markets. Quilter House is just two minutes' walk from Streatham Common with its woodlands and wide-open green spaces. Brilliant travel links include multiple bus routes into central London as well as the Overland from Streatham Common, just 21 minutes into London Victoria.

Leasehold | Some images may have been computer generated and whilst they are designed to provide an accurate representation of the finished flat, should not be relied upon.

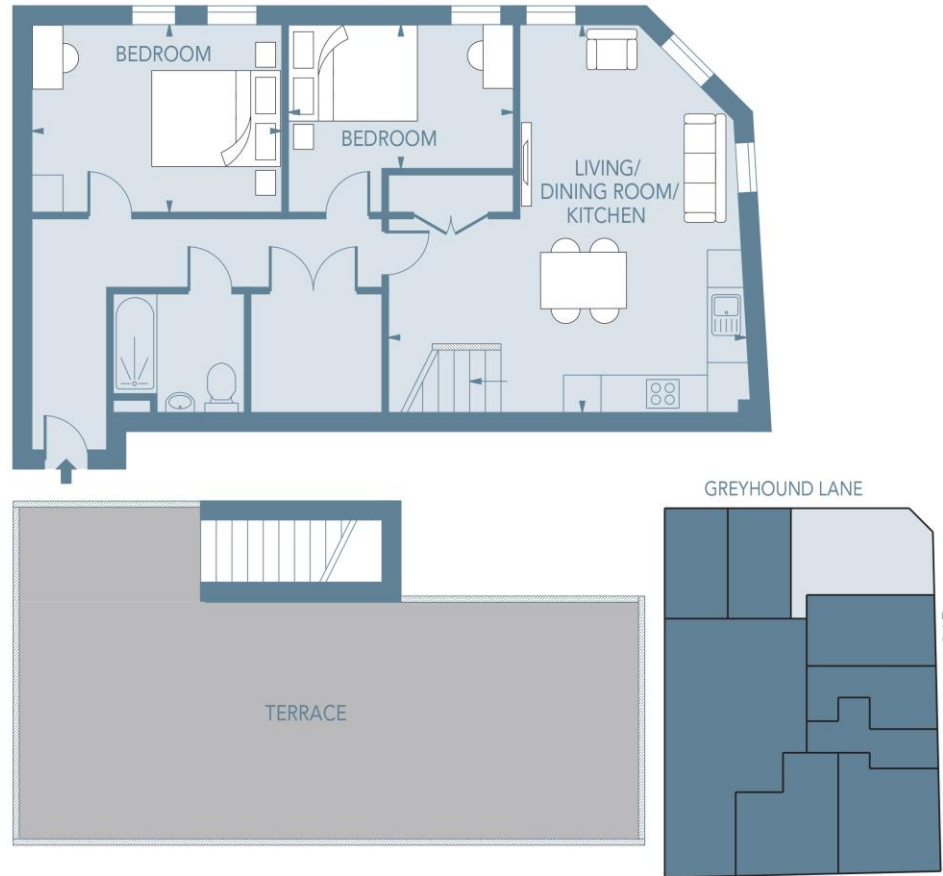


**KITCHEN/LIVING ROOM | TWO
BEDROOMS | BATHROOM | ROOF-
TERRACE | STORAGE | COMMUNAL
GARDEN**



**APARTMENT 10,
QUILTER HOUSE**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 745 SQ FT - 69.2 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.

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

