



THE KITCHEN YARD, SW17 / LEASEHOLD

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A SUPERB, TWO-BEDROOM DUPLEX APARTMENT AT CITY AND COUNTRY'S INCOMPARABLE 1840 DEVELOPMENT.
SHOWCASING A WEALTH OF PERIOD FEATURES COMBINED WITH IMPECCABLE CONTEMPORARY DESIGN, IT OFFERS APPROXIMATELY 969 SQ FT OF ACCOMMODATION WITH A GLORIOUS, PRIVATE TERRACE LOOKING DOWN TO THE MEWS' WEST-FACING COURTYARD.

Stairs from the ground floor entrance hallway lead up to the property's grand reception room featuring high ceilings and impressive period windows that flood the room with light. The room opens onto the stunning, private terrace, perfect for al fresco dining and entertaining. Adjacent is the bright and airy kitchen, finished with state-of-the-art wall and base units and beautiful design. There is a large separate utility room to the right of the kitchen.

The immaculate finishing continues on the second floor with the elegant principal bedroom found at the rear of the property and boasting views out over the private terrace with a luxurious principal bathroom alongside. A further spacious double bedroom and stylish shower room complete this wonderful home. The property also offers residential parking and magnificent communal gardens.

The 1840 is an exceptional collection of luxurious 1, 2 and 3 bedroom conversion apartments located in a highly desirable south-west London address, nestled between Tooting, Earlsfield, Balham and Wandsworth Common an area with a village-like feel and a wealth of green spaces and parks.

Outdoor spaces are at the heart of The 1840's offering. Acres of splendid private gardens, sweeping lawns, courtyards and walled gardens have all been beautifully landscaped to provide a welcome retreat from busy city life.

Excellent transport connections make The 1840 an ideal base for travelling into the City, be it for work or pleasure. Conveniently located in Zone 3, Tooting Bec underground is a 12-minute walk away, whilst nearby Earlsfield and Wandsworth Common stations also offer quick and direct links to London.

Council Tax Band: TBC | EPC: TBC | Tenure: Leasehold | Some images are of the show apartment or computer generated and are for illustrative purposes only



LOUNGE/DINING ROOM | KITCHEN | TWO DOUBLE BEDROOMS | TWO BATHROOMS | PRIVATE TERRACE | UTILITY ROOM | COMMUNAL LANDSCAPED GARDENS | RESIDENTIAL PARKING















Ground Floor Plan







The information in this document is intended as a guide only and is subject to change without prior notice. Accordingly, due to the city by Country policy of continual improvement, the flushed product may vary from the information provided and City & Country reserves the right to ammed the specification. All dimensions stated are approximate only with maximum dimensions and may alter through the construction phase with instrict flushes. You are therefore advised not order any capture, uppliances or other goods which depend upon accurate dimensions before carrying out a check measure within your reserved property. June 2021.



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.





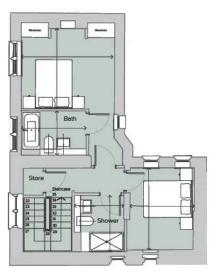


ALL STATEMENTS CONTAINED IN THESE PARTICUALRS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

Ground/First/Second Floor Total area 969.62 sq ft (90.08 sq m)

Kitchen	8° 2° x 11° 3°	(2.48m x 3.42m)	Terrace	18.11. x 3.10.	(5.75m x 3m)
Lounge/Dining	12 6 x 17 8"	(3.79m x 5.38m)			
Bath	8 9 x 5 IF	(2.65m x 1.81m)			
Bedroom1	10° 9" x 12° 6"	(3.28m x 3.81m)			
Shower	77 x 6 7	(2.30m x 2.01m)			
Bedroom 2	8'8" x II 0"	(2.63m x 3.35m)			





Second Floor Plan





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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



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