



 RAMPTON
BASELEY

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

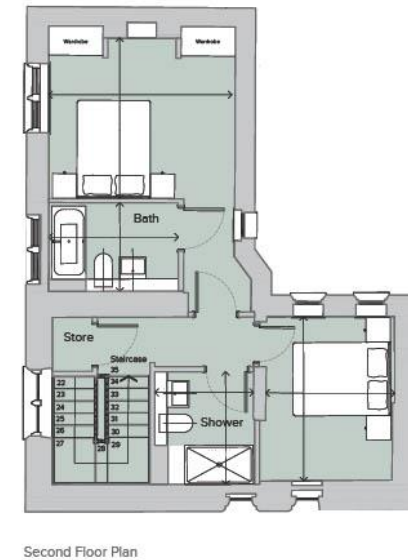
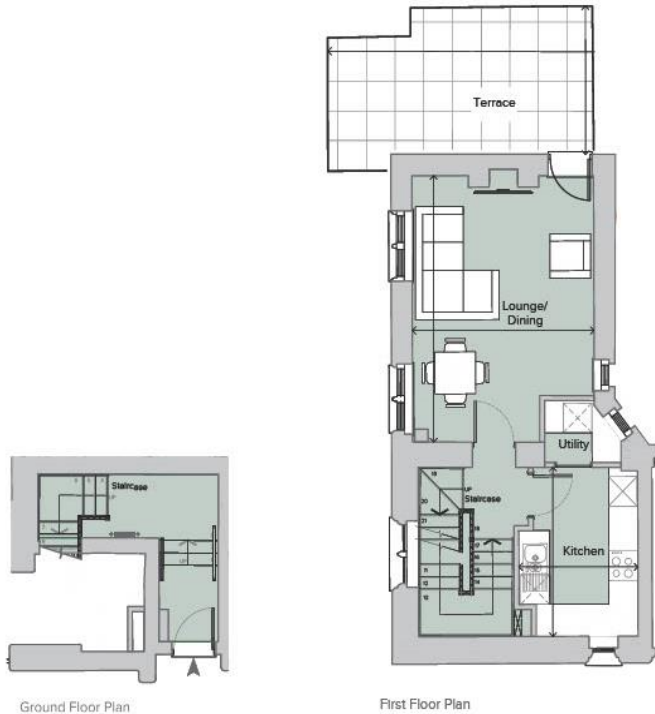
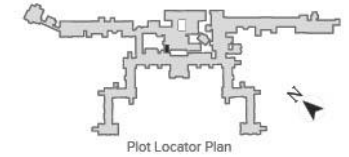


**LOUNGE/DINING ROOM | KITCHEN
| TWO DOUBLE BEDROOMS | TWO
BATHROOMS | PRIVATE TERRACE |
UTILITY ROOM | COMMUNAL
LANDSCAPED GARDENS |
RESIDENTIAL PARKING**



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

Kitchen	8' 2" x 11' 3"	(2.48m x 3.42m)	Terrace	18' 11" x 9' 10"	(5.75m x 3m)
Lounge/Dining	12' 6" x 17' 8"	(3.79m x 5.38m)			
Bath	8' 9" x 5' 11"	(2.65m x 1.81m)			
Bedroom 1	10' 9" x 12' 6"	(3.28m x 3.81m)			
Shower	7' 7" x 6' 7"	(2.30m x 2.01m)			
Bedroom 2	8' 8" x 11' 0"	(2.63m x 3.35m)			



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.

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