



**RAMPTON
BASELEY**

ROYAL VICTORIA PATRIOTIC BUILDING, SW18 /
LEASEHOLD

SW18 / LEASEHOLD

A TRULY REMARKABLE PENTHOUSE APARTMENT IN THE ROYAL VICTORIA PATRIOTIC BUILDING, A LONDON LANDMARK STEEPED IN HISTORY WITHIN A STONE'S THROW OF WANDSWORTH COMMON.

Offering over 2,200 sq ft of voluminous accommodation imaginatively designed by renowned contemporary architect Eva Jiricna, the heart of the apartment is the vast central living space with ceilings which are almost 7 metres at their highest point and flooded with natural light by four sets of picture windows on two sides. The crescent shaped kitchen is tucked away neatly at one end, so as not to impinge on the usability of the living space.

Five bedrooms are arranged at either end of the apartment including an impressive principal suite with open bathroom, three further bedrooms and an open mezzanine area overlooking the living space which can be accessed via a ladder to the side or from one of the bedrooms. There are also two further bathrooms.

Overall, the space is incredibly flexible and any incoming owner has the option to re-configure and re-imagine the space to suit their own needs.

The property benefits from two allocated parking space and residents enjoy the use of two landscaped courtyards.

Built in a gothic revival style, the Grade II* listed Royal Victoria Patriotic Building was completed in 1859 and is set within landscaped grounds and is now a community of apartments, studios, workshops and an on-site restaurant.

Located a stone's throw from the green open spaces of Wandsworth Common and within easy reach of the shops, bars and restaurants of Bellevue Village, Northcote Road and St John's Hill. Clapham Junction station is close at hand and provides access to central London via Victoria.

Council Tax Band: F | EPC: D | Tenure: Leasehold

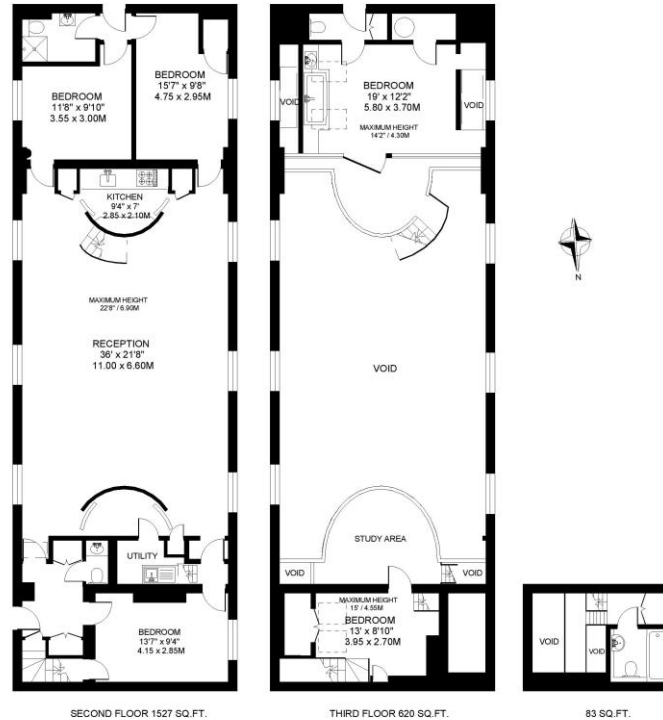


**FIVE BEDROOMS | THREE
BATHROOMS | RECEPTION
ROOM | PRIVATE RESIDENTS
COURTYARDS | TWO CAR PARKING
SPACES**



ROYAL VICTORIA PATRIOTIC BUILDING
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
2230 SQ.FT / 207.2 SQ.M.



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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

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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