



 RAMPTON
BASELEY

ALL SAINTS PASSAGE, SW18 / LEASEHOLD

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MODERN WAREHOUSE LIVING WITH WARMTH AND SUSTAINABILITY IS THE FOCUS OF THE BEAUTIFUL NEW DEVELOPMENT KLAY, AND THIS STUNNING, ONE-BEDROOM, FIRST FLOOR APARTMENT EMBODIES THAT CONCEPT. OFFERING 538 SQ FT OF THOUGHTFULLY CRAFTED AND TRANQUIL ACCOMMODATION, THIS PROPERTY ALSO BOASTS TWO

The right of the welcoming entrance hall opens into the gorgeous open-plan living space. Lofty 2.8m ceiling heights give a real sense of space and light, while the warm tones and texturally rich finishes, including the renewable cork flooring, ground and imbue the room with serenity and style.

The kitchen itself is designed by Leicht and finished with soft-matte, cream cabinetry, a Silestone worktop, filtered hot water tap and integrated appliances as well as being 100% carbon neutral. A built-in cupboard provides excellent storage space. The living and dining areas, both sumptuous and peaceful, provide the perfect place for relaxing and entertaining and are flooded with an abundance of natural light from oversized glass doors that open out to the first of two beautiful terraces.

The luxurious bathroom is found at the centre of the property and features terracotta tiles by Solus, underfloor heating and a rainfall shower.

Adjacent is the stunning bedroom where the organic colour palette and immaculate finish continues. This sanctuary features built-in wardrobes and beautiful glass doors that lead out to the second terrace, offering a unique place to unwind. A large storage cupboard and access to the landscaped, communal courtyard complete this lovely home.

Council Tax Band: TBC | EPC: TBC | Tenure: Leasehold



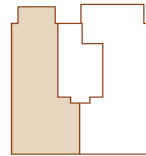
**BEDROOM | BATHROOM |
COMMUNAL GARDENS | CARBON-
NEUTRAL KITCHEN | RENEWABLE
CORK FLOORING | EFFICIENT GAS-
FREE HEATING | OVERSIZED FLOOR-
TO-CEILING HEIGHTS | LIVING
GREEN ROOF | TWO TERRACES**



Klay

Wandsworth
London
SW18 1EP

First Floor
Apartment Two



Living
2.7m x 3.3m / 8.9ft x 10.8ft

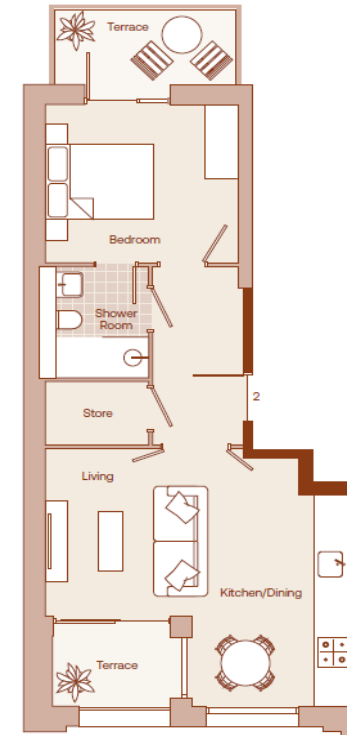
Front Terrace
2.4m x 1.7m / 7.9ft x 5.6ft

Back Terrace
3.4m x 1.5m / 11.2ft x 4.9ft

Kitchen / Dining
3.0m x 4.9m / 9.8ft x 16.1ft

Bedroom
3.6m x 3.2m / 11.8ft x 10.5ft

Total
50 sqm / 538 sqft



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

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