



 RAMPTON  
BASELEY

GARRATT LANE, SW17 / LEASEHOLD

## SW17 / LEASEHOLD

**THIS BEAUTIFUL, THREE-BEDROOM DUPLEX APARTMENT OFFERS APPROXIMATELY 1,112 SQ FT OF CAREFULLY CONSIDERED, BESPOKE ACCOMMODATION, AS WELL AS THREE PRIVATE TERRACES. LOCATED IN THE SANCTUARY OF THE STUNNING CARPENTERS MEWS DEVELOPMENT, IT IS JUST A SHORT WALK FROM THE NORTHERN LINE IN TOOTING.**

The contemporary design and impeccable finish that can be found throughout the property, begins in the entrance hall, complete with w/c.

The left of the hallway opens onto the fantastic kitchen/living room. The bright and airy kitchen features Kitchenhaus Nobilia cabinetry for both base and wall units, integrated Bosch appliances, and smart quartzstone worktops as well as benefitting from a large storage cupboard. Elegant seating and dining areas sit beside each other without compromise and look out onto the substantial, private roof terrace through sliding glass doors that flood the room with natural light. The secluded, tiled terrace provides the perfect place for alfresco dining and low-maintenance gardening.

The sophisticated design elements continue in the three double bedrooms found on the lower ground floor. All have excellent dimensions and feature impressive, sliding glass doors that open out onto one of two further private garden spaces. Two stylish bathrooms, one of which is a luxurious en suite, complete this superb home.

Carpenters Mews is located in Tooting, one of London's most vibrant hotspots, known for its culture and style and within easy reach of Wandsworth, Clapham, and Wimbledon. Artisan coffee shops and cafes as well as a plethora of bars and restaurants are all a short walk away and Tooting Broadway Underground is a 4-minute walk where Northern Line connections are available, with direct links to London Bridge (21 mins), Waterloo (via Kennington) - (21 mins) and Bank (25 mins).

Council Tax Band: TBC | EPC: TBC | Leasehold



**BRAND NEW DEVELOPMENT |  
PRIVATE OUTSIDE SPACE | HIGH  
SPECIFICATION | CLOSE TO  
NORTHERN LINE | GATED  
DEVELOPMENT | BUILD COMPLETE**



## APARTMENT 08, CARPENTERS MEWS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1112 SQ FT - 103.3 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

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