



 RAMPTON
BASELEY

GARRATT LANE, SW17 / LEASEHOLD

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THIS TWO-BEDROOM APARTMENT, WHICH OFFERS APPROXIMATELY 866 FT OF CAREFULLY CONSIDERED, LUXURY ACCOMMODATION, WITH A PRIVATE BALCONY AND BOTH FRONT AND BACK GARDENS, IS LOCATED IN THE SANCTUARY OF THE STUNNING CARPENTERS MEWS DEVELOPMENT, A SHORT WALK FROM THE NORTHERN LINE IN TOOTING.

The unique, contemporary design, with higher than normal ceiling heights, and exceptional finish that can be found throughout the property, begins in the generous entrance hall, complete with coat cupboard.

The entrance hallway opens into the gorgeous kitchen/living room. The kitchen sits to the left and features Kitchenhaus Nobilia cabinetry for both base and wall units, integrated Bosch appliances, and smart quartzstone worktops.

Comfortable seating and dining areas sit beside each other without compromise and look out through double sliding doors onto the substantial, private roof terrace, adding to the feel of style and space as well as flooding the room with an abundance of light. The terrace is tiled and perfect for alfresco dining and low-maintenance gardening. A w/c completes the ground floor.

The bespoke design elements continue in the two beautiful double bedrooms, which all have excellent dimensions and fitted wardrobes, as well as being filled with light and opening out onto one of two further private garden spaces. Two sleek, stylish en suites complete this superb property.

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

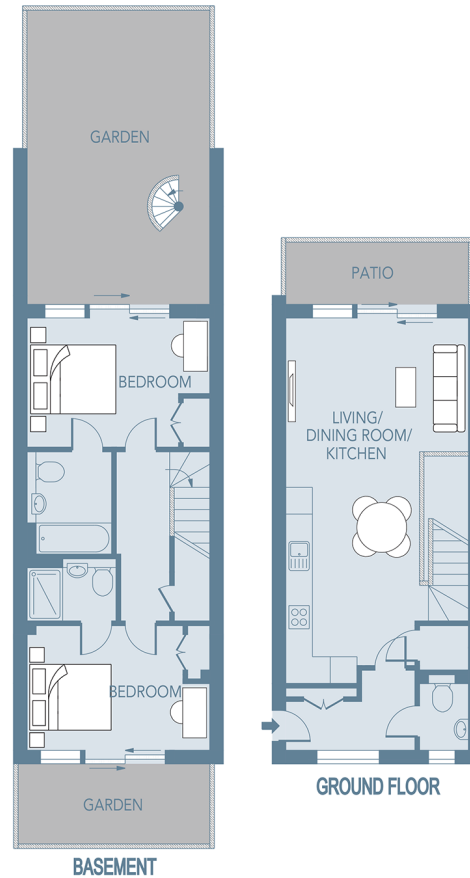


**BRAND NEW DEVELOPMENT |
PRIVATE OUTSIDE SPACE | HIGH
SPECIFICATION | CLOSE TO
NORTHERN LINE | GATED
DEVELOPMENT | BUILD COMPLETE**



APARTMENT 11, CARPENTERS MEWS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 866 SQ FT - 80.5 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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