



 RAMPTON  
BASELEY

ALL SAINTS PASSAGE, SW18 / LEASEHOLD

# SW18 / LEASEHOLD

**SITUATED ON THE SECOND FLOOR OF THIS STUNNING NEW DEVELOPMENT IN THE HEART OF WANDSWORTH, THIS TWO-BEDROOM APARTMENT BOASTS A PRIVATE TERRACE AND APPROXIMATELY 848 SQ FT OF UNIQUE, HIGH-SPEC LIVING SPACE BUILT WITH SUSTAINABILITY AT ITS CORE.**

The attention-to-detail in the immaculate finishing of this development, as well as the clear dedication to achieving a thorough sense of natural light and space and sustainability-led design, begins in this property's welcoming hallway.

Complete with a large storage cupboard, the left of the hallway leads to the elegant, dual aspect principal bedroom. Filled with an abundance of natural light provided by two over-sized floor-to-ceiling windows, the space is finished with two, double built-in wardrobes and a luxurious en suite featuring a walk-in rainfall shower head with Crittal-style shower screen, terrazzo shelves by In Opera with a wall-mounted mirror, porcelain tiles by Mandarin Stone and matte black brassware by Saneux.

The elevated design continues in the impressive dual aspect kitchen/living room, located at the rear of the property. With fabulous dimensions including close to three-metre ceiling height, this bright and stylish space provides the perfect place for relaxing and entertaining. The kitchen itself crafted by Leicht from carbon-neutral, front-framed walnut veneer and features an instant, filtered hot water tap and fully integrated Bosch appliances including induction hob, oven, fridge freezer, dishwasher, and extractor fan. The carbon neutral green Silestone worktop is made using quartz, minerals, and recycled glass. The chic interior design by Scen Smith is further showcased in the spacious yet cosy living and dining areas, where floor-to-ceiling glass doors pour light into the room and open out onto the beautiful terrace, ideal for al fresco dining and low-maintenance gardening.

An additional double bedroom with access to the terrace and a stylish bathroom completes this property.

Evagreen, recently nominated for a Dezeen award for Sustainable Interiors, has been brought to life by design-led, London based, developers Artform.

Situated on All Saints Passage in the heart of Wandsworth, the green-open spaces of King George's Park and Wandsworth Common are within easy reach as well as the vibrant local amenities of Wandsworth including The RAM Quarter and the more extensive shopping of Southside Shopping Centre. Wandsworth Town station provides excellent transport links, taking you to Waterloo in as little as 14 minutes.

Council Tax Band: TBC | EPC: TBC | Tenure: Leasehold | Length of Lease: 250 years | Images are of the show flat and are for illustrative purposes only



**OPEN-PLAN KITCHEN/LIVING ROOM |  
TWO BEDROOMS | TWO BATHROOMS |  
PRIVATE TERRACE |  
LANDSCAPED COMMUNAL ROOF TERRACE |  
10-YEAR NEW HOME WARRANTY |  
INTERIOR DESIGN BY SCENSMITH |  
CARBON-NEUTRAL KITCHEN |  
INSTANT, BOILING HOT WATER TAPS |  
2.8M – 3.3M HIGH CEILINGS**





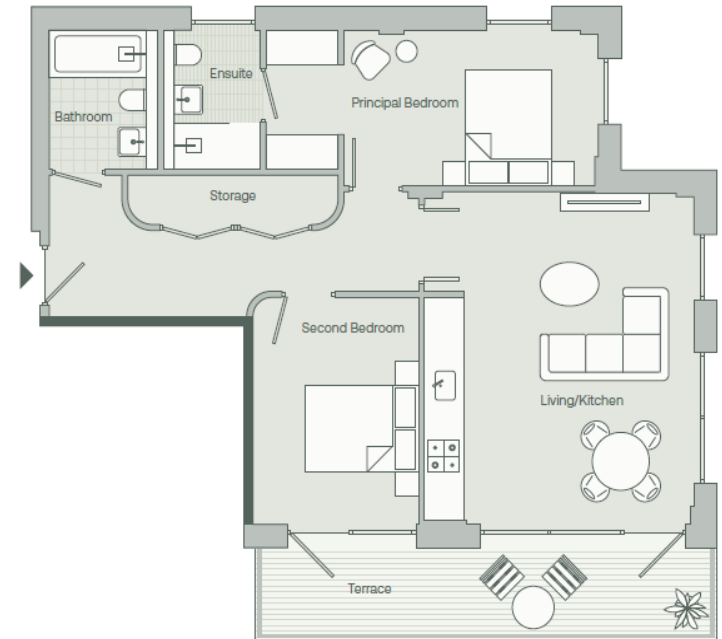
**Living / Kitchen**  
5.8m x 4.8m / 19.0ft x 15.7ft

**Second Bedroom**  
4.0m x 2.9m / 13.1ft x 9.5ft

**Total**  
79m<sup>2</sup> / 848ft<sup>2</sup>

**Principal Bedroom**  
5.8m x 2.7m / 19.0ft x 8.9ft

**Terrace**  
7.8m x 1.8m / 25.6ft x 5.9ft



**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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