



 **RAMPTON
BASELEY**

GREYHOUND LANE, SW16 / LEASEHOLD

THIS STUNNING NEW DEVELOPMENT OF 14 STUDIOS AND ONE AND TWO-BEDROOM APARTMENTS, ALL WITH OUTSIDE SPACE AS WELL AS COMMUNAL GARDENS AND A ROOF TERRACE, IS SET JUST TWO MINUTES' WALK FROM STREATHAM COMMON STATION. THIS TWO-BEDROOM FLAT OF 721 SQ FT IS ON THE SECOND FLOOR AND BENEFITS FROM ITS OWN SOUTH-FACING BALCONY.

The bright and spacious, open-plan kitchen and reception room with oak veneer parquet flooring has plenty of space for both a seating area and a dining table. Double glazed doors lead out onto the wide, private balcony. The bespoke, handmade kitchen has an excellent range of contemporary wall and base units with fully integrated appliances and Corian worksurfaces. The luxurious bathroom has ceramic floor and wall tiles, chrome fittings, high quality sanitaryware and a shower over the bath. Both double bedrooms benefit from built-in wardrobes, and additional storage can be found in the hallway.

Every apartment in this energy-efficient development benefits from double or triple glazing and has been built using highly insulated materials. Heating is thermostatically controlled, and all flats feature air source heat pumps. Communal areas and hallways are extremely smart, with a post-collection unit, covered bin storage and covered bicycle storage for every flat. A video entry phone system is just one of the many security aspects and the properties come with a 10-year building warranty cover.

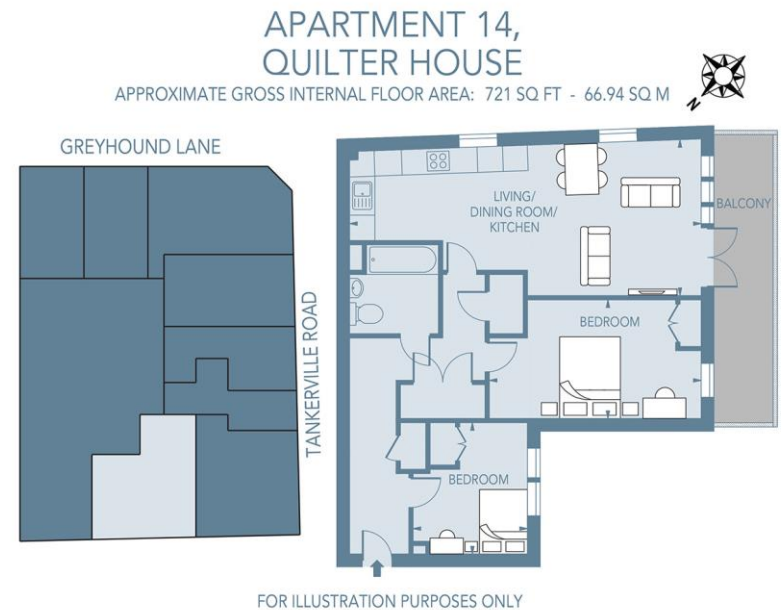
Streatham is a bustling south London neighbourhood with plentiful bars, restaurants, shops and markets. Quilter House is just a short walk away from Streatham Common with its woodlands and wide-open green spaces, and indoor activities can be found at Streatham Ice and Leisure Centre with ice rink, swimming pool, sports hall and gym. Excellent travel links include multiple bus routes into central London as well as the Overland from Streatham Common, just 21 minutes into London Victoria.

Leasehold | Images are computer generated and whilst they are designed to provide an accurate representation of the finished flat, should not be relied upon.

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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RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111
 BELLEVUE ROAD SW17 | 020 3846 0999
 BALHAM HIGH ROAD SW17 | 020 8767 7079
 GARRATT LANE SW18 | 020 8879 6205

www.ramptonbaseley.com

