



 **RAMPTON
BASELEY**

QUILTER HOUSE, 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 ONE-BEDROOM FLAT OF 540 SQ FT IS ON THE FIRST FLOOR AND BENEFITS FROM A GOOD-SIZED TERRACE.

The large reception room has plenty of space for both a seating area and a dining table and glazed doors open directly onto the terrace. The open-plan, bespoke and handmade kitchen is tucked slightly to the side with an excellent range of contemporary wall and base units with fully integrated appliances and Corian worksurfaces. The double bedroom is accessed off the reception room and benefits from a built-in wardrobe. The luxurious bathroom adjacent has ceramic floor and wall tiles, chrome fittings, high quality sanitaryware and a shower over the bath.

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.

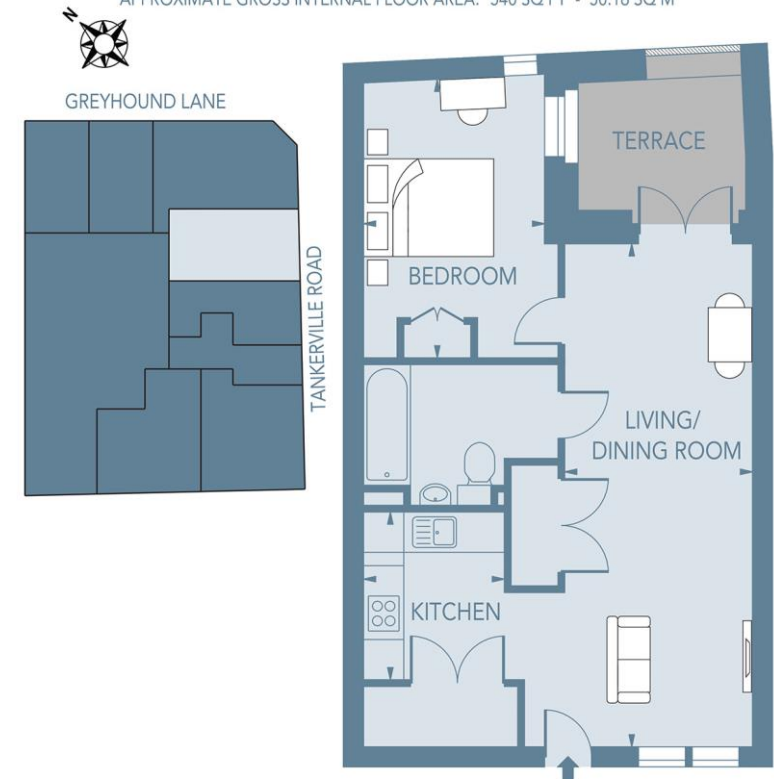
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

APARTMENT 4, QUILTER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 540 SQ FT - 50.16 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.

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