



DRAY HOUSE, BELLWETHER LANE, SW18

Carter Jonas

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A visually stunning 1,155 sq. ft three-bedroom apartment, flooded with natural light, with a large, private balcony and spectacular south westerly views of Wandsworth Town's landmark RAM Quarter.

The 1,155 sq ft. (107.32 sq. m) apartment is located on the 6th floor and finished to an exceptionally high standard, benefitting from underfloor heating and solid wood flooring. An impressive open plan kitchen/living room gives onto a large southwest facing balcony which overlooks the cobbled Bellwether Lane. The dual aspect space is exceptionally bright and benefits from floor to ceiling doors onto the balcony. The sleek kitchen units and integrated appliances are neatly tucked away and of an extremely high specification.

The principal bedroom suite overlooks Shoreham Gardens, a quiet communal garden space for residents. With plenty of built-in storage and en-suite shower room, this tranquil space is complemented by two further double bedrooms who share a spacious bathroom. The hallway houses a large utility cupboard with washing machine and storage space. The apartment benefits from 24-hour security, CCTV and a full concierge service.

The lushly planted communal garden space is for the exclusive use of residents, along with a bike storage in the car park below.

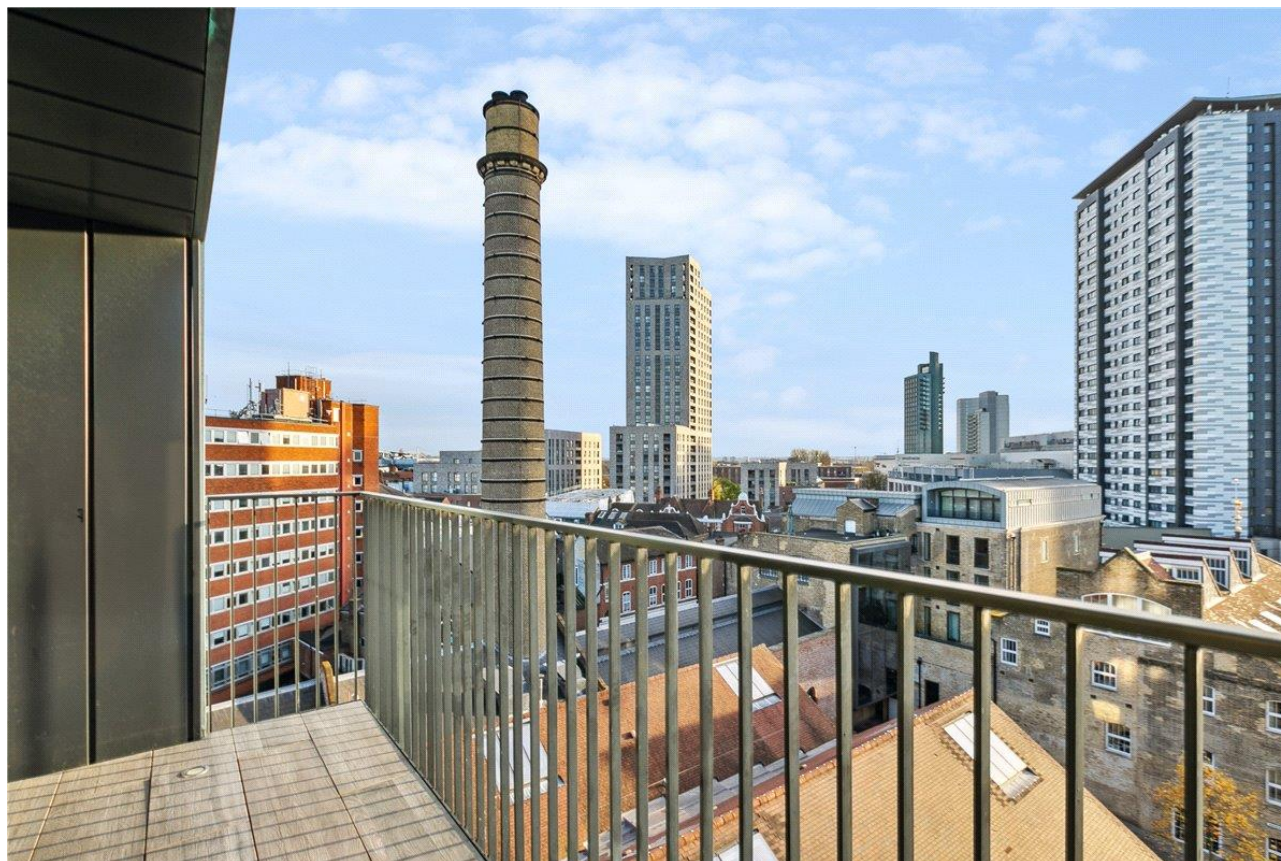
Located on the sixth floor of Dray House, part of the RAM Quarter, an exciting residential and retail development by award-winning architects EPR with interiors by designers Project Orange. The development successfully combines contemporary living with the historic site of the former Young's brewery in the heart of vibrant Wandsworth Old Town.

Surrounded by cafes, shops, dining spots and entertainment venues, the Ram Quarter is situated 0.4 miles from Wandsworth Town Station which provides excellent transport links into the City and nationwide. The Underground (District Line) at East Putney is 0.7 miles away.

TENURE Leasehold (992 years remaining)

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND B




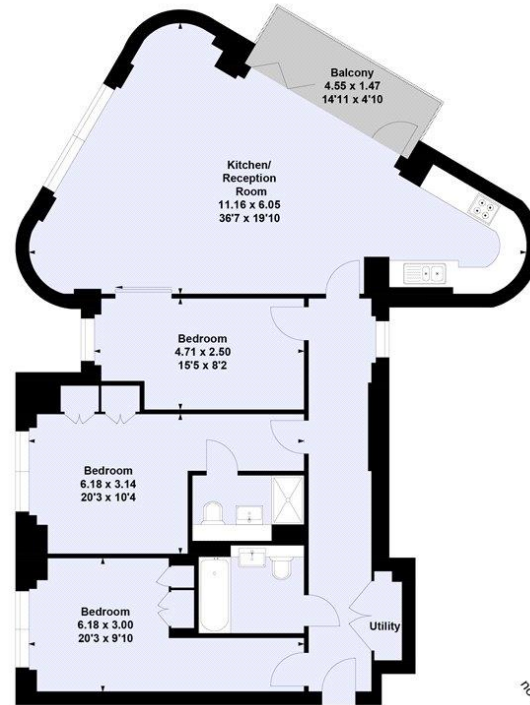




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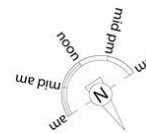
Approximate Floor Area = 107.32 sq m / 1155 sq ft

 = Reduced head height below 1.5m



Sixth Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-100) A			
(81-90) B		87	87
(69-80) C			
(55-68) D			
(29-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Classification L2 - Business Data