



RAM QUARTER, WANDSWORTH TOWN, SW18

Carter Jonas

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A bright, modern 6th floor studio apartment, located in the RAM Quarter in the heart of Wandsworth Town.

N.B. Please note we have used CGI on images of the living area. Furnishings and décor are not accurate to the property.

The apartment opens into a spacious entrance hall with a large storage cupboard, which houses the washing machine and heating system. With an open-plan L-shape, the living space has hardwood flooring running throughout. The kitchen area boasts a sleek modern finish, with integrated appliances and tiling splashback, as well a breakfast bar for dining. The bedroom area has a great built-in wardrobe providing excellent storage space. A well-appointed shower room completes the space.

With views over the attractive landscaped terrace and courtyard gardens, which are exclusive to the residents of Cummings House, the apartment is peaceful and bright. Cummings House has a 24h concierge, based in the lobby of this block. The apartment is offered to the market chain free with a long lease of 991 years.

The RAM Quarter is located in the heart of Wandsworth Town, surrounded by coffee shops and restaurants, as well as South Side Shopping Centre. Wandsworth Town Station is just 0.4 miles (9 minutes' walk) away with its links to Waterloo and Clapham Junction. Putney riverside and Wandsworth Park are also within easy reach for a riverside stroll.

Lease Lenth: 991 years remaining.

Service Charge: £2,886 pa

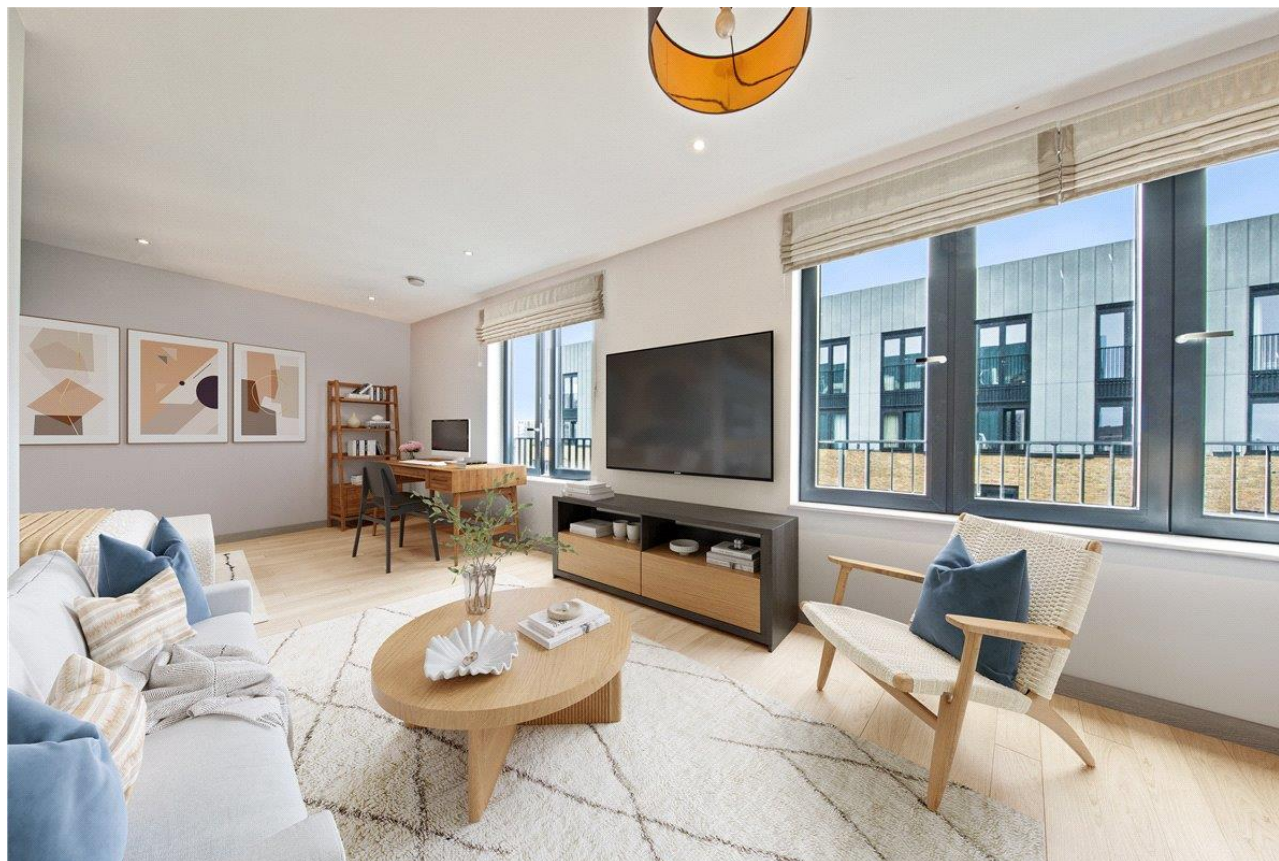
Ground Rent: £300 pa

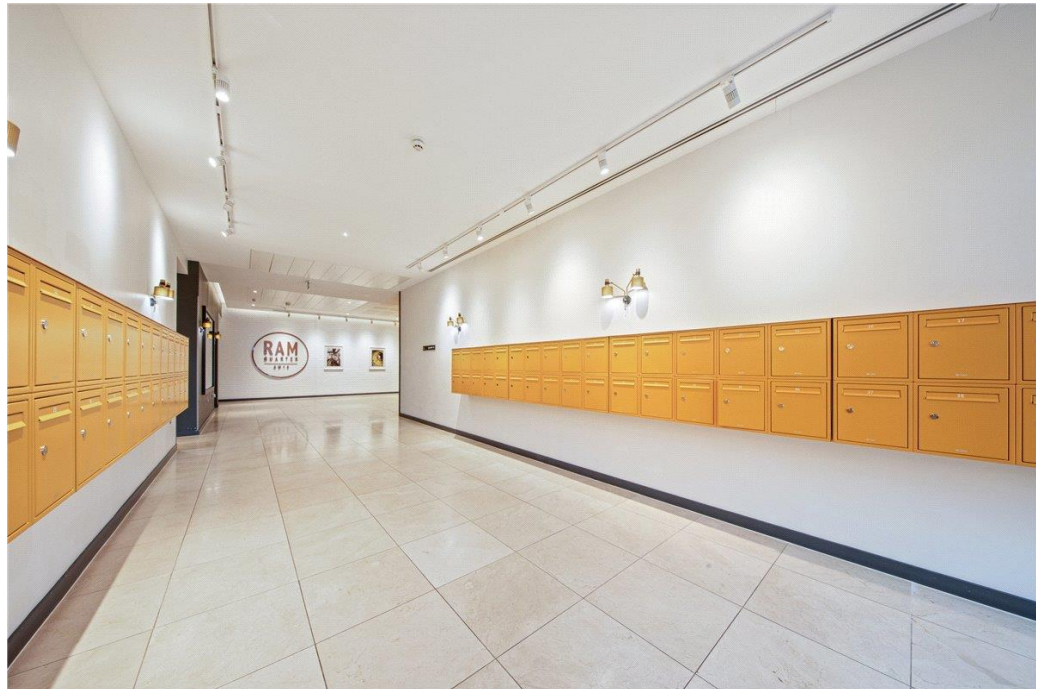
Council Tax: Band C

TENURE Leasehold

LOCAL AUTHORITY London Borough of Wandsworth


EPC BAND B

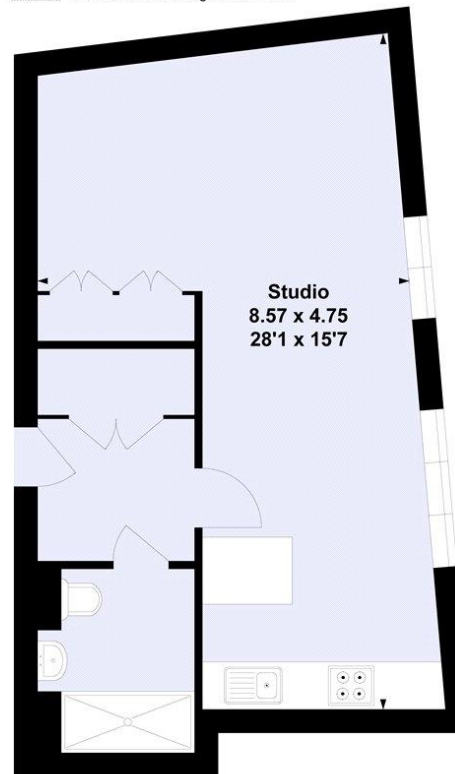




Cummings House, SW18

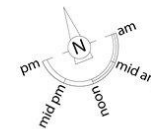
Approximate Floor Area = 41.07 sq m / 442 sq ft

 = 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			
(95-100)	A		
(81-94)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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