



Langridge House  
8 Ram Street, SW18

CHESTERTONS





An impeccable two bedroom, two bathroom apartment, which is finished to a very high standard. Located in the exclusive former Young's Brewery Ram Quarter development, the apartment boasts lateral living and is flooded with an abundance of sunlight.

Upon entering the property the welcoming hallway, you are drawn to the stripped wood doors and mouldings. Hardwood flooring, which leads you through to the expansive 'L' shaped reception room, boasting a high specification bespoke kitchen and granite effect worktops. The living room features high ceilings and has direct access to a lovely west facing sunny private terrace, with views onto the cobbled courtyard.

The property boasts two double bedrooms, the main bedroom including wall to wall wardrobes and a gorgeous en-suite bathroom. The property also includes a modern bathroom, with bath and shower, plus a spacious utility and storage cupboard in the hallway.

Ram Quarter is located in the heart of Wandsworth Town and is adjacent to the River Wandle. The popular Southside Shopping Centre is with a few minute's walk, as is the leafy Wandsworth Park and King George's Park.

There are excellent bus links, cycle routes and Wandsworth Town Station (Overground Lines to Clapham Junction and Waterloo) is located within a short walk away, as well as the bustling Old York Road (Tonsley's district) that offers a plethora of brunch venues, shops, restaurants, and traditional pubs.

- Two Double Bedrooms
- Open Plan Kitchen Reception
- Two Bathrooms
- High Specification
- Allocated Basement Storage Unit
- Former Young's Brewery

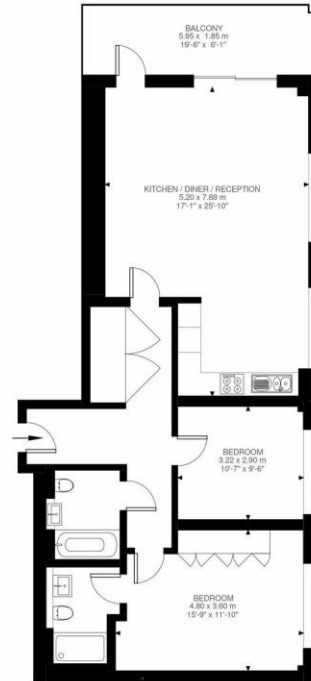
Asking Price £750,000

**Tenure:** Leasehold 993 years 1 months  
**Service Charge:** £5039.02  
**Ground Rent:** £450  
**Local Authority:** Wandsworth  
**Council Tax Band:** E

*Chestertons Wandsworth Sales*

11 Huguenot Place  
Wandsworth  
London  
SW18 2EN

wandsworth@chestertons.co.uk  
0208 104 7530



Second Floor  
967 ft²

Ram Street, SW18  
Approximate Gross Internal Area  
89.82 SQ.M / 967 SQ.FT

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

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