



Cummings House  
11 Chivers Passage, SW18







Set on the fourth floor within the sought after Ram Quarter development, this bright and spacious one-bedroom apartment, centrally located property in the heart of Wandsworth.

The property benefits from an open plan reception room/kitchen which leads onto a private balcony overlooking the development. This light-filled space is perfect for both relaxing and entertaining, with ample room for dining and seating.

The modern kitchen offers a high quality finish making it both contemporary and functional.

The double bedroom is a great size, offering generous built-in storage, large windows allowing lots of light through, similar to the living area. The bathroom again offers a sleek finish with a bath tub and overhead shower.

The current owner also owns a parking space which is available to purchase with the property.

- Chain free
- Modern
- Large balcony
- Underground parking
- Concierge
- Wandsworth Town Station 0.3 miles

Asking Price £500,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B	86	86
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-10 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold 991 years  
**Service Charge:** £3350 per annum  
**Ground Rent:** £350 per annum  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** D

*Chestertons Wandsworth Sales*

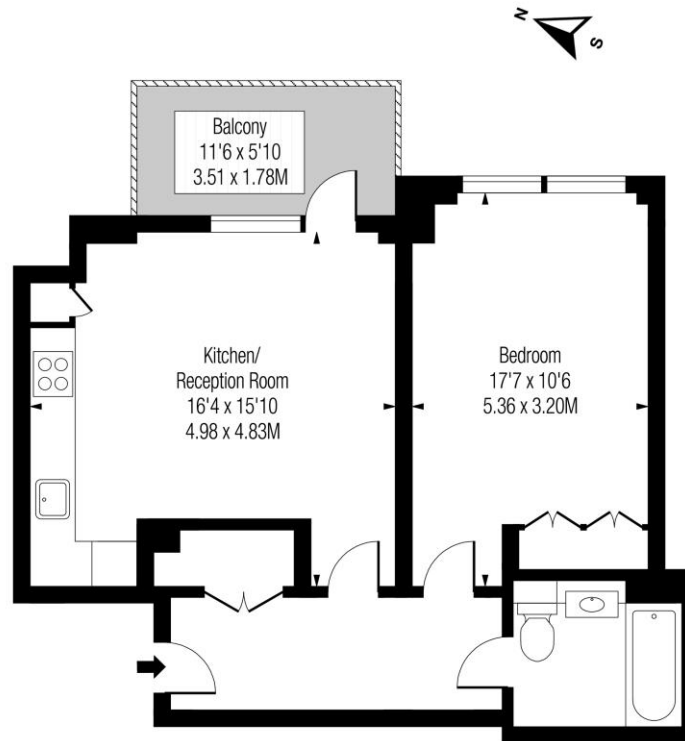
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## Cummings House, SW18



Fourth Floor

**Approx Gross Internal Area      568 Sq Ft - 52.77 Sq M**

Includes Limited Use Area - 45Sq Ft  
 Drawn in accordance with IPMS 3B: Residential  
 Illustration For Identification Purposes Only - Not to Scale  
[www.homespacestudio.co.uk](http://www.homespacestudio.co.uk) - Ref. No. 51361



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