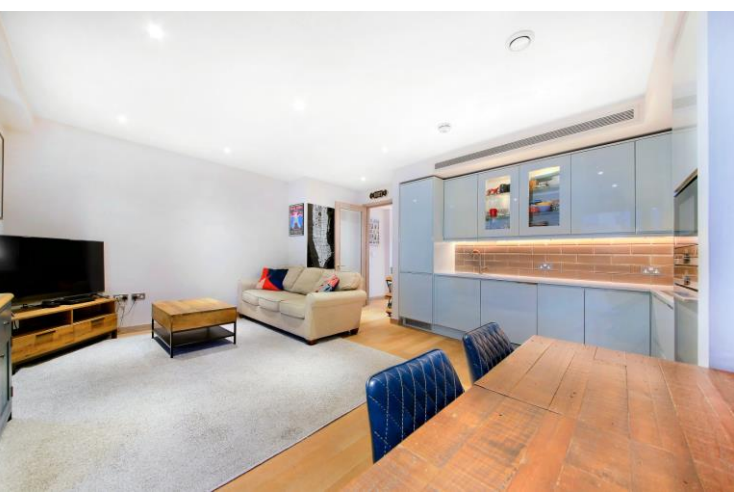




Dorset House
18 Ram Street, SW18

CHESTERTONS





An impeccable two bedroom 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 ready to move into.

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 reception room boasting a high specification bespoke kitchen and granite effect worktops. The living room features direct access to a lovely west facing sunny private balcony, with views onto the cobbled courtyard.

The property boasts two double bedrooms both offering generous built in wardrobes. 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
- High Specification
- Overlooking the courtyard
- Former Young's Brewery
- Ram Quarter
- Excellent Transport Links

Asking Price £700,000

Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B	87	87
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC
England, Scotland & Wales

Tenure: Leasehold 993 years
Service Charge: £6450 per annum
Ground Rent: £450 per annum
Local Authority: London Borough of Wandsworth
Council Tax Band: E

Chestertons Wandsworth Sales

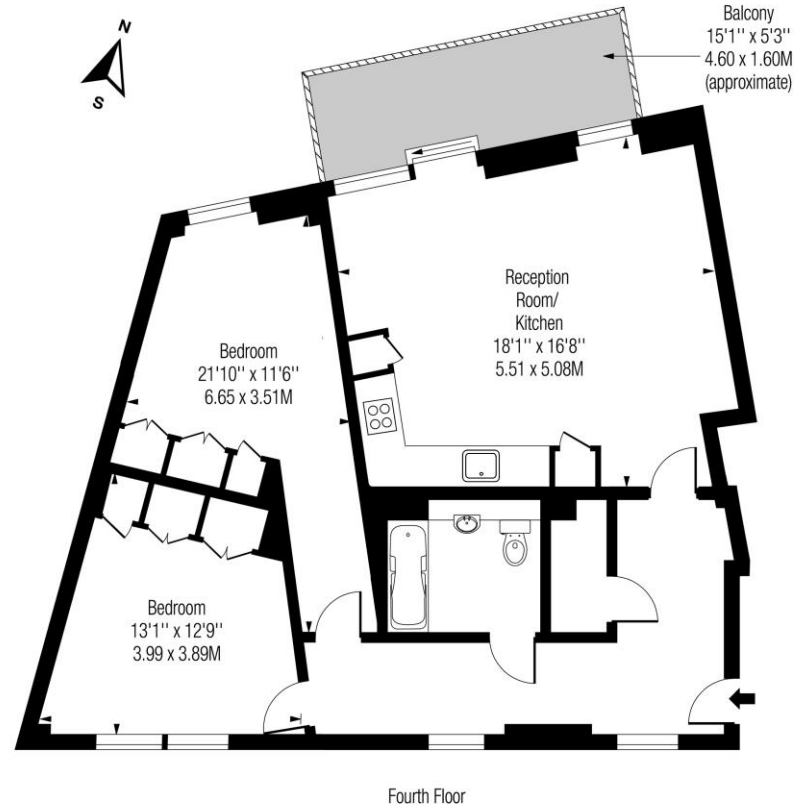
47 East Hill
 London
 SW18 2QE

wandsworth@chestertons.co.uk

0208 104 7530

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Dorset House, SW18



Approx Gross Internal Area 840 Sq Ft - 78.03 Sq M

Includes Limited Use Area - 12 Sq Ft
Drawn in accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 51573



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