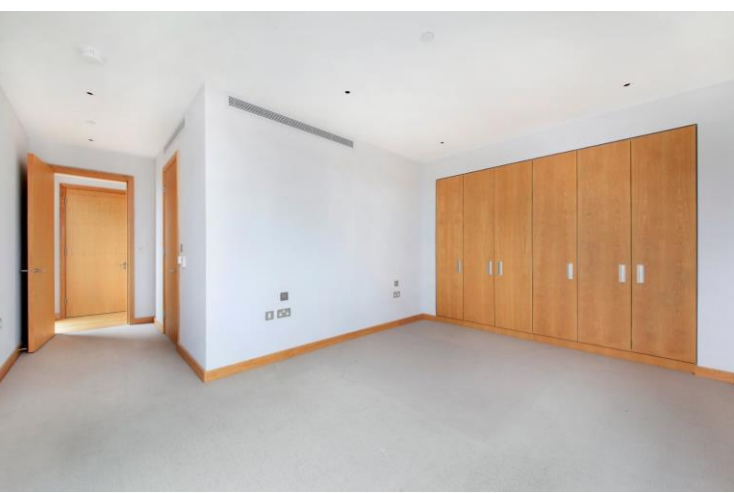




Dray House  
8 Bellwether Lane, SW18







Nestled on the eighth floor, this remarkable duplex apartment offers luxury, comfort, and breath-taking views. The highlight of this stunning residence is its expansive 180° wrap-around terrace, providing panoramic, perfect for relaxing, or entertaining guests.

Inside, the apartment features an open-plan layout, where the living, dining, and kitchen areas flow seamlessly, creating an inviting atmosphere for both everyday living and entertaining. The modern kitchen is equipped with high-end appliances, sleek countertops, and ample storage. The generous bedrooms offer privacy and tranquillity, with the master suite featuring an en-suite bathroom and dressing room.

Additional conveniences include an underground parking space, providing both security and ease of access to your home. A dedicated concierge service is also available, adding a layer of luxury and convenience, catering to your every need.

- Eight floor
- Duplex
- Chain free
- 180 wrap around terrace
- Underground parking space
- Concierge

Asking Price £1,600,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B	87	87
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

**Tenure:** Leasehold 991 years  
**Service Charge:** £12,396 per annum  
**Ground Rent:** £650 per annum  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** G

*Chestertons Wandsworth Sales*

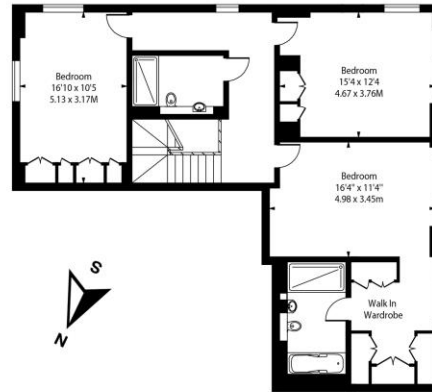
47 East Hill  
 London  
 SW18 2QE

wandsworth@chestertons.co.uk

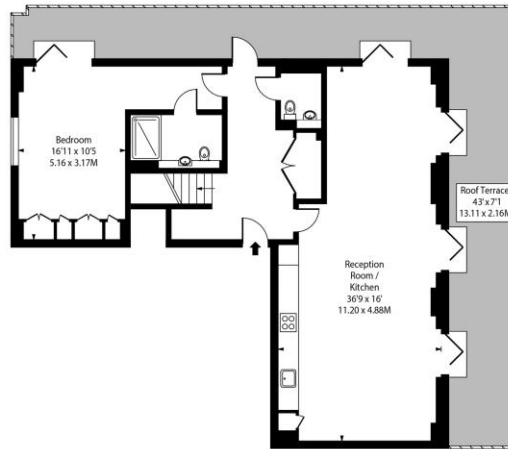
0208 104 7530

chestertons.co.uk

## Dray House, SW18



Ninth Floor



Eighth Floor

Approx Gross Internal Area **1983 Sq Ft - 184.22 Sq M**

Includes Limited Use Area - 13 Sq 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. 51516



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