



Gowing House  
4 Drapers Yard, SW18







This beautifully presented one bedroom apartment forms part of the impressive 'Ram Quarter', and offers bright, modern living arrangements in an excellent location. The property benefits from direct access to the well maintained communal courtyard.

The spacious open plan, kitchen and reception room is flooded with natural light, from full height windows. There is a spacious, modern family bathroom and large storage cupboard just off the entrance hall.

The well proportioned double bedroom also enjoys a floor to ceiling window as well as ample built-in wardrobes.

Ram Quarter is the rebirth of the former Young's Brewery, and is located in the heart of Wandsworth, one of south west London's most desirable locations. The development was shortlisted as a finalist in the British Homes Awards (in the "Best Mixed Use Development of the Year" 2021).

With Wandsworth Town train station just 480 metres away, this iconic development is ideally located for ease of access to central London.

As well as providing a range of restaurants, cafes and shops at The Ram Quarter, those living there will be able to enjoy the wide range of shops at the newly extended Southside Shopping Centre opposite.

- Chain free
- Modern
- Concierge
- Direct access to communal courtyard
- Wandsworth Town station 0.4 miles

Asking Price £475,000

| Energy Efficiency Rating                          |         |           |
|---|---------|-----------|
| Energy efficient - lower running costs            | Current | Potential |
| 90-100 A  |         |           |
| 81-89 B   | 86      | 86        |
| 69-80 C   |         |           |
| 55-68 D   |         |           |
| 49-54 E   |         |           |
| 45-48 F   |         |           |
| 35-39 G   |         |           |
| Not energy efficient - higher running costs       |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC |         |           |

**Tenure:** Leasehold 991 years  
**Service Charge:** £2365 per annum  
**Ground Rent:** £350 per annum  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** D

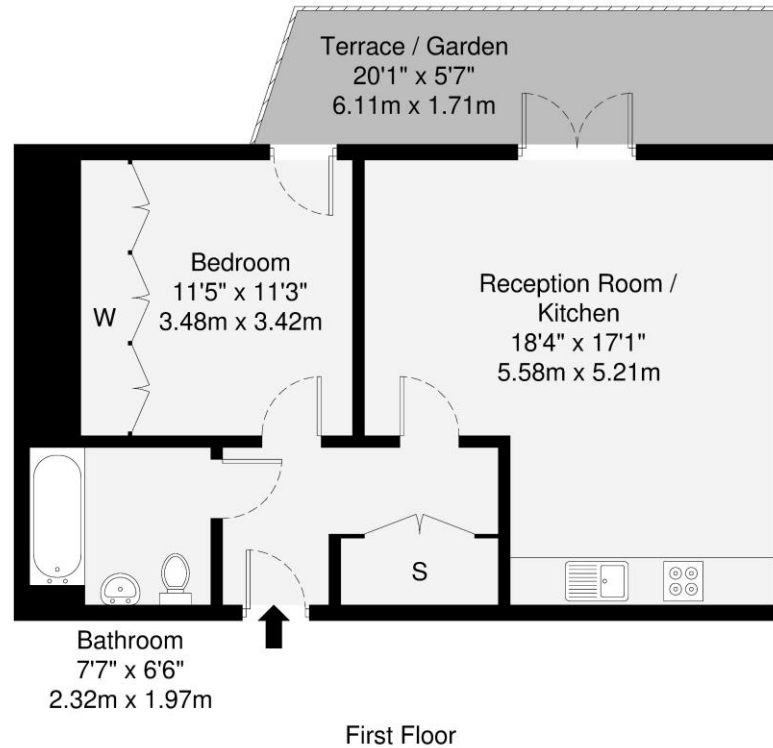
*Chestertons Wandsworth Sales*

47 East Hill  
 London  
 SW18 2QE

wandsworth@chestertons.co.uk

0208 104 7530

chestertons.co.uk



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
51 sq m / 548 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobes total area  
3.8 sq m / 40 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
10.4 sq m / 111 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only.  
While we do not doubt the floorplan accuracy and completeness, you or your advisors should  
conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

