



Langridge House
8 Ram Street, SW18

CHESTERTONS





An outstanding two bedroom, two bathroom flat situated within a popular development in Wandsworth.

Situated on the first floor of an immaculately presented development is this stylish two bedroom apartment.

Upon entry you are welcomed into a generous hallway fitted with a large utility/ storage cupboard. The hardwood floors in the hallway flow into the modern, open-plan kitchen/reception room which is flooded with light. The glass doors open to the spacious balcony with the internal living space. The kitchen is fitted with a variety of high-quality, integrated Siemens appliances and provides ample cabinet storage.

The principal bedroom is fitted with an en suite shower room and plenty of wardrobe storage whilst the second double bedroom is served by a generous family bathroom

The apartment is fitted with underfloor heating, serviced lifts, 24hr concierge/security and CCTV.

Langridge House is part of the prestigious Ram Quarter development which is located in the heart of Wandsworth. With Wandsworth Town station (0.3 miles) a short distance away, this property is ideally located for ease of access to central London.

The property is moments from Old York Road (0.2 miles), with its village-like atmosphere and array of popular independent shops, restaurants and bars. Southside shopping Centre (0.1 miles), with its excellent shopping facilities, supermarkets and cinema is also nearby.

- Two double bedrooms
- Two bathrooms
- Large West facing balcony
- Concierge
- Ram Quarter
- Southside Shopping Centre 0.2 miles

Asking Price £775,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B	86	86
69-80 C		
55-68 D		
49-54 E		
41-45 F		
31-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Leasehold 993 years

Service Charge: £7206 per annum

Ground Rent: £450 per annum

Local Authority: London Borough of Wandsworth

Council Tax Band: E

Chestertons Wandsworth Sales

47 East Hill

London

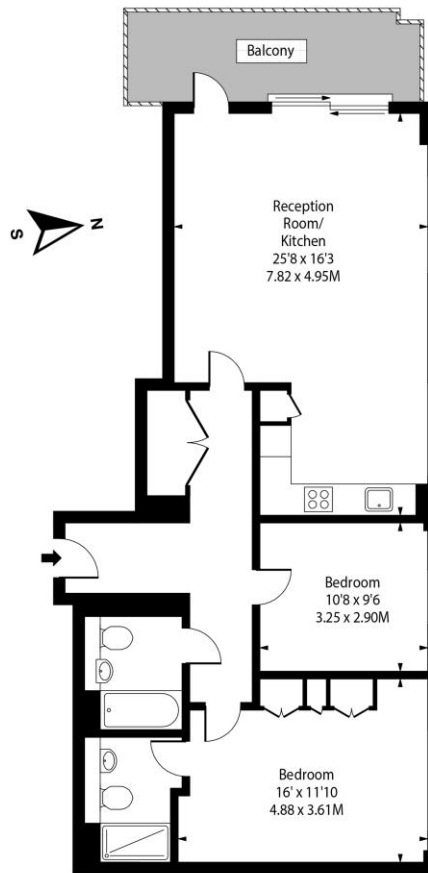
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Langridge House, SW18



First Floor

Approx Gross Internal Area

922 Sq Ft - 85.65 Sq M

Includes Limited Use Area - 9 Sq Ft
Drawn in accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
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