



Let **UK** Home

3 Bedrooms

SW18 1UA

Located in London

£920,000



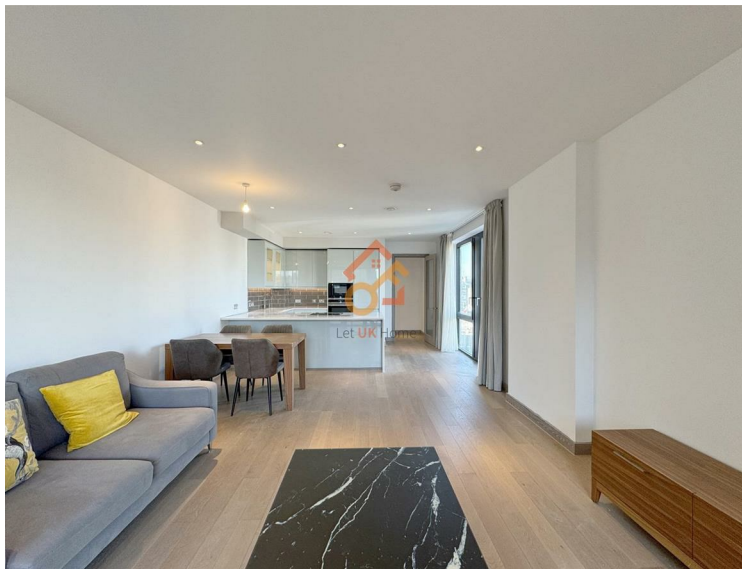
info@letukhome.co.uk

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01795 358 886



Cummings House, 11 Chivers Passage,



Let UK Home present this stunning three-bedroom property in Ram Quarter in heart of Wandsworth. Property Reference: LUH 860

This property comprises a large bright open plan kitchen and living room leading to a private balcony, three double bedrooms with fitted wardrobes (master en-suite), a large family sized bathroom and ample storage. Additionally, this property comes with a parking space.

The development will provide residents with 24-hour security services and a comprehensive security monitoring system to ensure the safety of the community. At the same time, RAM Quarter has a wealth of commercial facilities, with multiple retail stores, cafes and restaurants in the community, providing shopping options from daily necessities to high-end fashion brands.

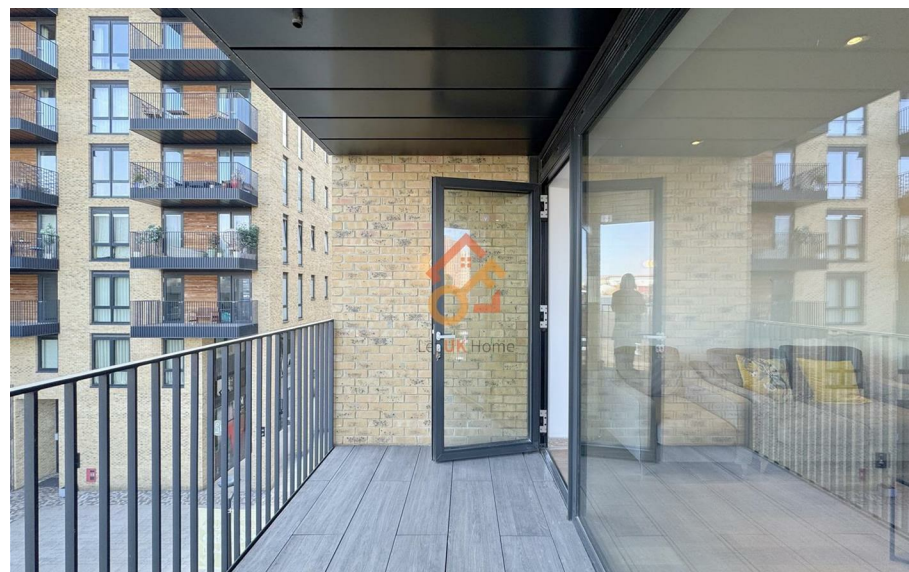
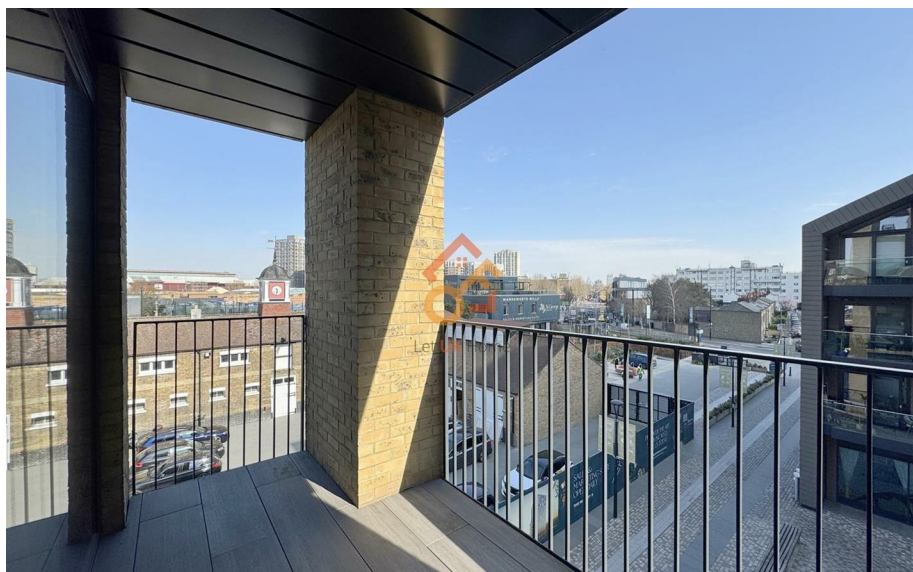
The Battersea Arts Centre near the apartment is one of London's famous cultural landmarks, often hosting various art exhibitions, theater performances and concerts. The Cineworld cinema in the Southside Shopping Centre offers the latest movie screenings and is a great place for family entertainment.

With a complete education system ranging from primary to higher education in the surrounding area, short commutes can get residents to well-known institutions such as King's College London and the University of the Arts London. Many public primary and secondary schools in the area have excellent teaching quality, providing a strong academic atmosphere and convenient learning conditions that meet the educational needs of families.

The Ram Quarter has a well-connected transportation network. Within walking distance is Wandsworth Town Train Station, offering quick direct access to London Waterloo Station and connecting to central London. The surrounding bus routes are dense and operate day and night, covering the entire city. Additionally, residents can take the Thames Clippers river transport to conveniently reach key areas such as Canary Wharf. Multiple modes of transportation meet daily commuting and travel needs.

- 2nd Floor
- 24h Security
- Close to Transport Links
- Concierge Service

- Private Balcony
- Close to Local Shops
- Parking Available
- EPC Rating: B





3 Bed
 Total Internal Area
 114.1 sq m/1,228 sq ft
 Living space
 8.47m x 4.03m/27' 9" x 13' 3"
 Bedroom 1
 4.77m x 3.38m/15' 8" x 11' 1"
 Bedroom 2
 3.63m x 3.60m/11' 11" x 11' 10"
 Bedroom 3
 4.43m x 3.18m/14' 6" x 10' 5"
 Balcony
 6.3 sq m/68 sq ft



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 Paddington
 London
 W2 6LG

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Council Tax Band: F

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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