



Tritton House
3 Ryeland Boulevard, SW18





Set within the prestigious Ram Quarter development, this beautifully presented one-bedroom apartment in Tritton House offers stylish, modern living in excellent condition throughout.

The property features a bright open-plan reception room and contemporary kitchen with integrated appliances, a well-proportioned double bedroom and a sleek, high-specification bathroom.

Residents benefit from a 24-hour concierge, landscaped communal roof gardens and courtyards, and riverside walkways.

Ideally located for Wandsworth Town, the property is just a short walk from the station, providing direct connections into Waterloo, while the cafés, restaurants and shops of Old York Road and Southside are also close by.

- Modern apartment in Central Wandsworth
- Within the iconic 'Ram Quarter' development
- Open plan living/kitchen
- Spacious double bedroom
- Lift access and Concierge
- Close to Wandsworth Town station

Offers in excess of
£375,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 990 years 4 months

Service Charge: £3979

Ground Rent: £350

Local Authority: London Borough of Wandsworth

Council Tax Band: D

Chestertons Wandsworth Sales

47 East Hill

London

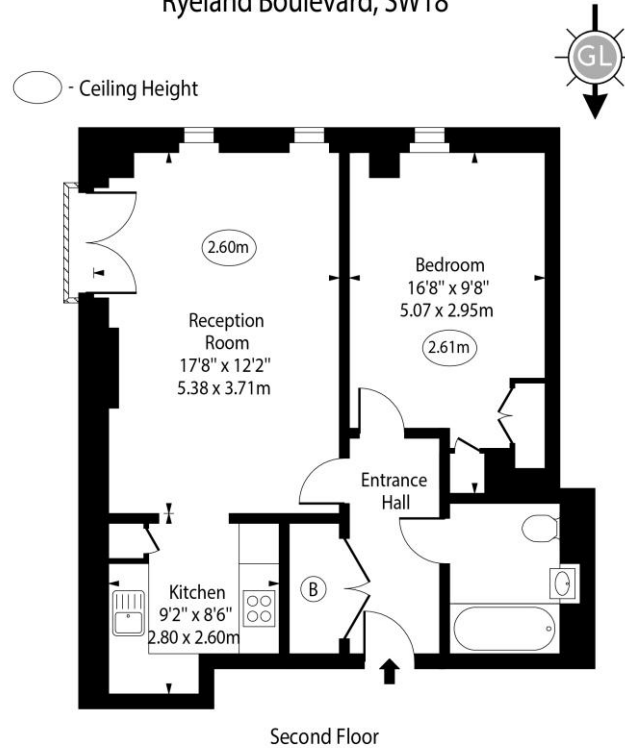
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Approx Gross Internal Area 565 Sq Ft - 52.49 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.
www.goldlens.co.uk
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