



Ram Street, London, SW18

Guide Price: £475,000

Leasehold

Ram Street, London, SW18

This bright and well-proportioned home features a spacious open-plan living area with a sleek, fully integrated kitchen, a generous double bedroom and a stylish modern bathroom. Both the living space and bedroom open directly onto a full-length private patio, offering ample space and outdoor lighting. The apartment is equipped with high-end finishes and fittings throughout, including oak flooring, underfloor heating, dimmable lighting and high-end integrated appliances.

Residents benefit from lift access, a 24-hour concierge and CCTV throughout the development. Conveniently located within easy walking distance of Wandsworth Town Station and a wide array of local shops, cafés, restaurants, and amenities.

Council Tax Band:

Service Charge (per annum): £5,238.80

Ground rent (per annum): £350.00

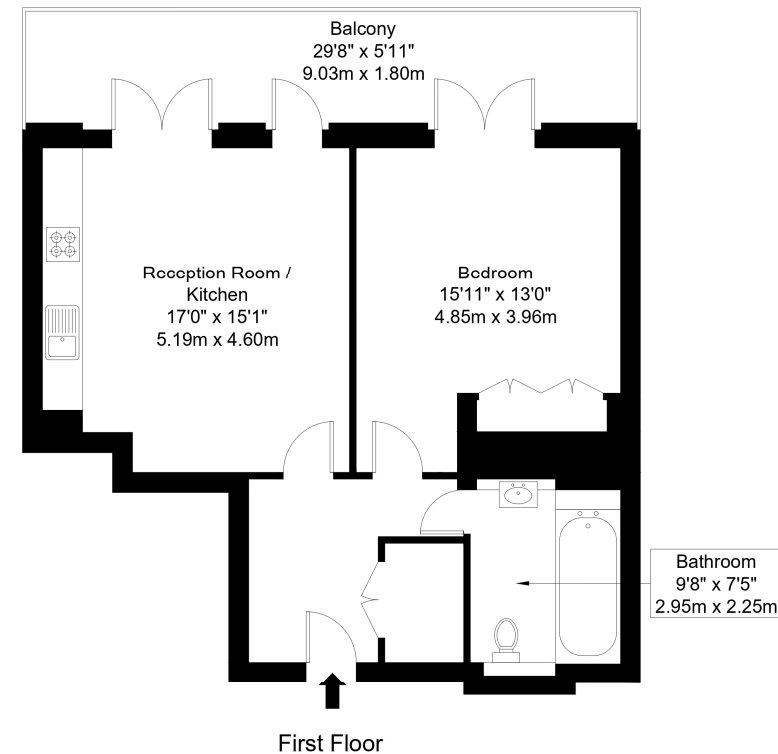
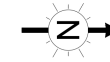
- Leasehold
- Stylish one-bedroom apartment
- Set within the Ram Quarter development
- Raised ground floor
- position
- Direct views of the residents' private garden
- Spacious open-plan living area with

Ram Street, SW18 1UB

Approx Gross Internal Area = 57.26 sq m / 616 sq ft

Balcony = 16.25 sq m / 175 sq ft

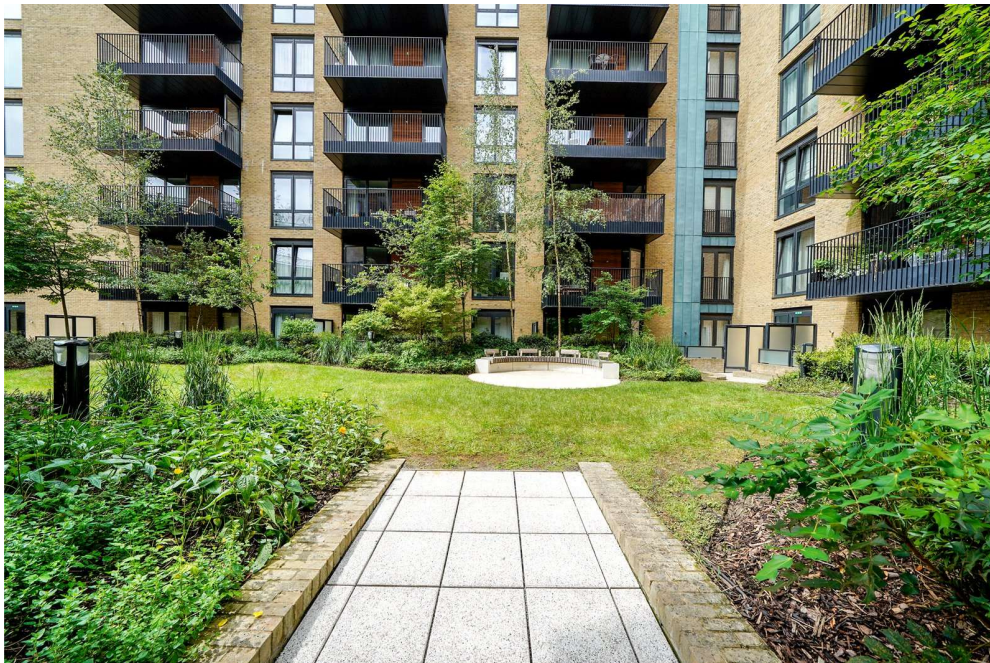
Total = 73.51 sq m / 791 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(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	

EO Estate Agents - EO Estate Agents - Battersea Office

Penhurst House
352-356 Battersea Park Road
Battersea Park
London
SW11 3BY

T: 020 3633 8911
E: info@eostateagents.co.uk
<https://eostateagents.co.uk/>

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