



A fantastic one bedroom apartment with wonderful views over private gardens

Dray House, 8 Bellwether Lane, London, SW18

Guide Price £525,000 Leasehold (Lease Expiry December 3016)





Local Information

Dray House is located in the heart of Wandsworth, one of south west London's most desirable locations, Ram Quarter.

With Wandsworth Town train station just 480 metres away, Ram Quarter is ideally located for ease of access to central London. As well as proving a range of restaurants, cafes and shops at Ram Quarter, those living there will be able to enjoy the wide range of shops at the Southside Shopping Centre opposite. With new walks along the River Wandle, boulevards, public squares and private gardens, residents will also be able to enjoy the nearby King George Park, and banks of the River Thames.

About this property

Situated on the sixth floor of an immaculately presented development is this, stylish one bedroom apartment.

Upon entry you are welcomed into a generous hallway fitted with a large utility/storage cupboard with built in washer/dryer. The hardwood floors in the hallway flow into the modern, open-plan kitchen/reception room which is flooded with light from the floor to ceiling glass doors and windows. The glass lead out onto the 15ft balcony. The balcony advantageously looks out onto a private residents only Shoreham Gardens. The kitchen is fitted with a variety of high-quality, integrated Siemens appliances and provides ample cabinet storage as well as a breakfast bar.

Adjacent to the kitchen is the spacious double bedroom with glass, bi-folding doors letting natural light flood the room as well as giving access to the balcony whilst bespoke fitted wardrobes supply plenty of storage space. The bedroom is served by a modern wet-room style bathroom fitted with bath and overhead shower.

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

Tenure

Leasehold (Lease Expiry December 3016)

Local Authority

Wandsworth

Council Tax

Band = D

Ground Rent

£350 per annum (Every 25 years)

Service Charge

£2000 per annum (Includes; building insurance, maintenance, security, concierge, garden, cleaning of communal areas/ electricity. Reviewed annually.)

Energy Performance

EPC Rating = B

Images were taken in 2018.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wandsworth Office.
Telephone:
+44 (0) 20 8877 1222.

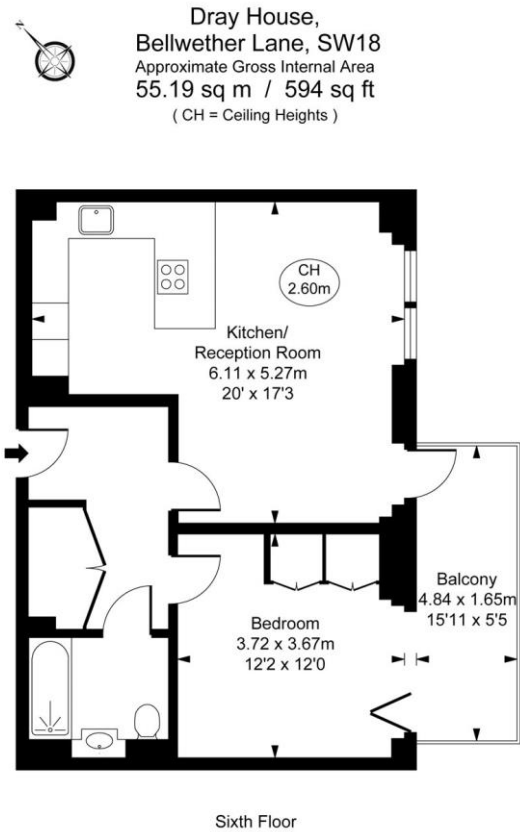





Dray House, 8 Bellwether Lane, London, SW18
Gross Internal Area 594 sq ft, 55.2 m²

 savills | savills.co.uk

Harry Fisher
Wandsworth
+44 (0) 20 8877 1222
harry.fisher@savills.com



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
© Fulham Performance

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 	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20221031AHAL

