

Dray House, Bellwether Lane, Wandsworth, SW18

Asking Price: £600,000

Benham & Reeves

Dray House, Bellwether Lane, Wandsworth, SW18

2 Bedroom (s) 1 Bathroom Leasehold

This remarkable two bedroom, one bathroom apartment is located on the sixth floor of Dray House, part of the Ram Quarter development.

Spanning approximately 903 square feet of living space, this fabulous apartment features a large open-plan kitchen/reception room that leads to a private balcony with floor-to-ceiling windows; the kitchen is also fully fitted with integrated appliances. The apartment includes built-in wardrobes in both bedrooms, a stylish bathroom, ample storage, and an additional balcony. The flat also has underfloor heating throughout and generously sized built-in storage.

Excellent amenities, including a children's nursery, yoga studio, restaurants, coffee shops, a craft beer bar, a microbrewery, and a museum, are all within the development, and Southside Shopping Centre is just across the road, with more shops, bars, restaurants, and a cinema complex.

The Ram Quarter is an exciting new Wandsworth development, built on the heritage of the old brewery (which still brews in small quantities!) alongside the River Wandle, with excellent transport links nearby, including Wandsworth Town train station for links to Clapham Junction and Waterloo. The Thames Clipper Service is within walking distance for access to London via the river, and there are also regular bus connections nearby.



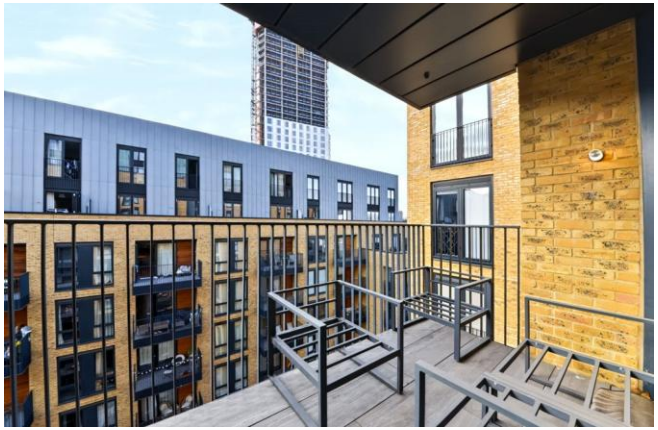




Dray House, Bellwether Lane, Wandsworth, SW18







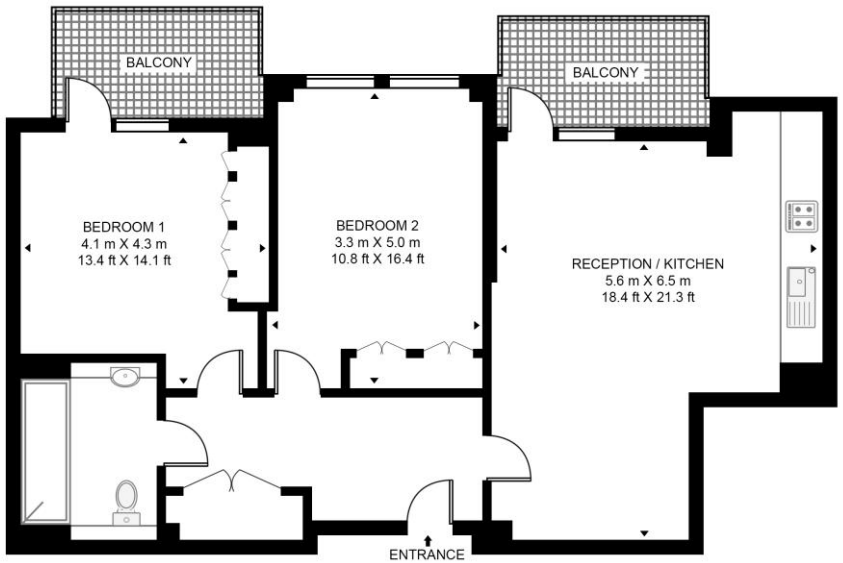
Property Features:

- Two Bedrooms
- One Bathroom
- Sixth Floor
- 903 Square Feet (Approx.)
- Two private balconies
- Underfloor Heating Throughout
- 24 Hour Concierge
- Secure Underground Bicycle Storage
- Wandsworth Town Overground Station (Zone 2)

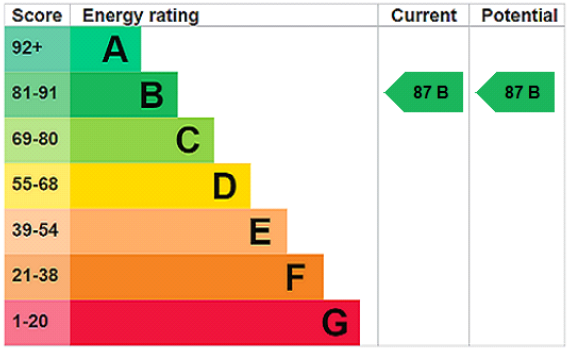
Dray House, Bellwether Lane, Wandsworth, SW18

DRAY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA 903 SQ.FT (83.9 SQ.M)



SIXTH FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

Dray House, Bellwether Lane, Wandsworth, SW18

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£600,000
Tenure:	Leasehold Expires 24/12/3016 Approximately 989 Years Remaining
Ground Rent:	£450.00 (per annum) For the year 2026
Service Charge:	£5,248.00 (per annum) For the year 2026
Anticipated Rent:	£2,700.00 pcm Approx. 5.4% Yield

Viewings:

All viewings are by appointment only through our Imperial Wharf Office.

Our reference: CHN260022

T: 020 7348 7620
E: imperialwharf@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

Benham and Reeves Limited. Registered In England No. 01633981
Registered Office: 28 Church Road, Stanmore, Middlesex HA7 4XR