



**CHIVERS PASSAGE, LONDON, SW18**  
£350,000

**Carter Jonas**

# CHIVERS PASSAGE, LONDON, SW18

A rarely available bright, modern 2nd floor studio apartment, located in the highly sought after Ram Quarter development in the heart of Wandsworth Town.

The apartment opens into a spacious entrance hall with a large storage cupboard, which also conveniently houses the washing machine. The open plan living space and bedroom area has hardwood flooring running throughout featuring underfloor heating. The kitchen boasts a sleek modern finish, with integrated appliances and tiling splashback. The modern flow of the apartment continues into the generously sized bathroom which offers an unusually large shower and towel heater.

The enormous Juliette balcony, with floor to ceiling windows, opens out to stunning green views over the attractive landscaped communal gardens below, which are exclusive to the residents of Cummings House, the apartment is peaceful and bright. Cummings House has a 24h concierge who are based in the lobby of this block, and the flat is offered to the market chain.

The Ram Quarter is located in the heart of Wandsworth Town, surrounded by boutique coffee shops and independent restaurants, as well as South Side Shopping Centre just across the road. Wandsworth Town Station is just 0.4 miles away with its links to Waterloo and Clapham Junction. Putney riverside and Wandsworth Park are within easy reach for a riverside stroll.

Lease Length: 990 years  
Service Charge: £2,886 pa

Ground Rent: £300 pa  
Council Tax: Band C

## AMENITIES

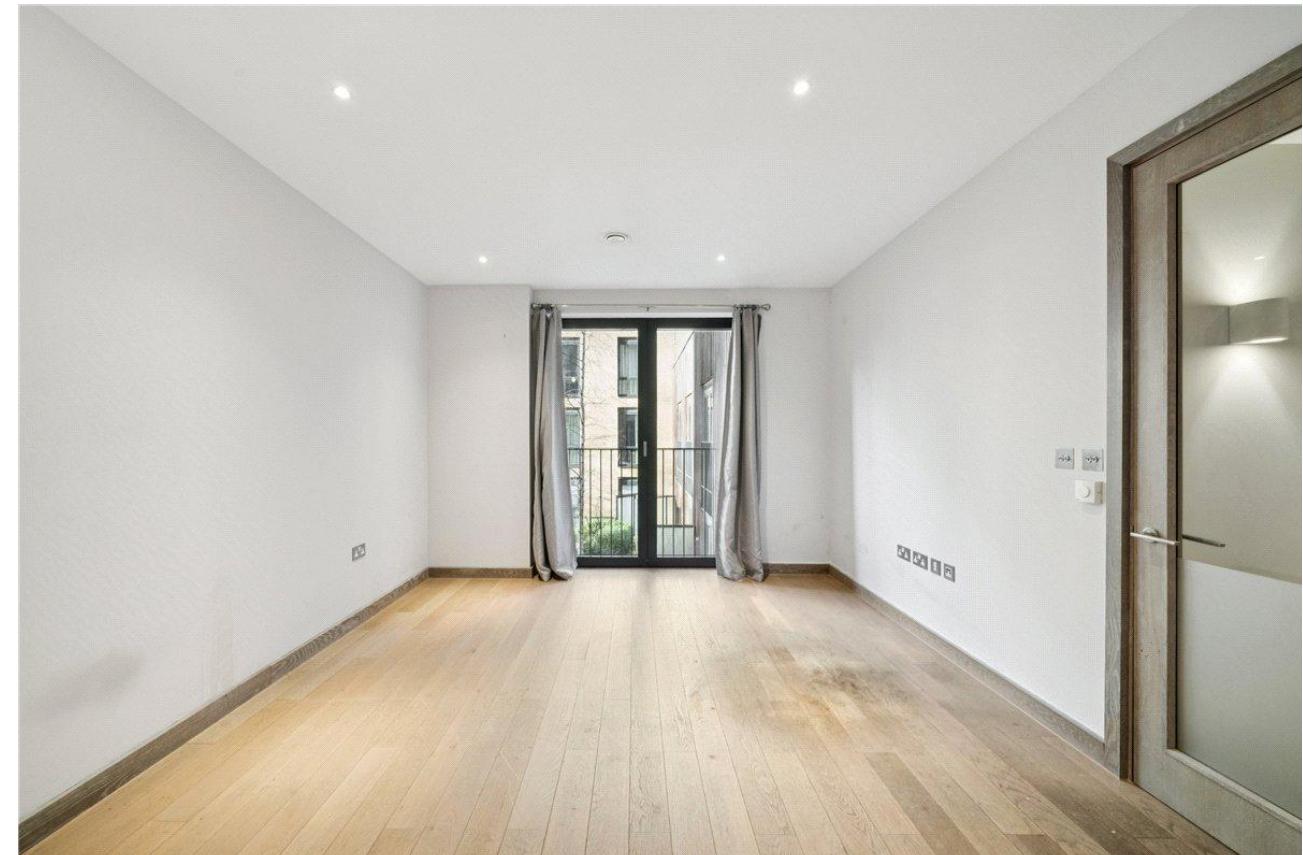
- 1 Reception Room
- 1 Bathroom
- Studio
- Great Location
- Communal Garden

**TENURE** Leasehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND B**

A GREAT OPPORTUNITY TO ACQUIRE A MODERN FLAT IN A GREAT LOCATION.



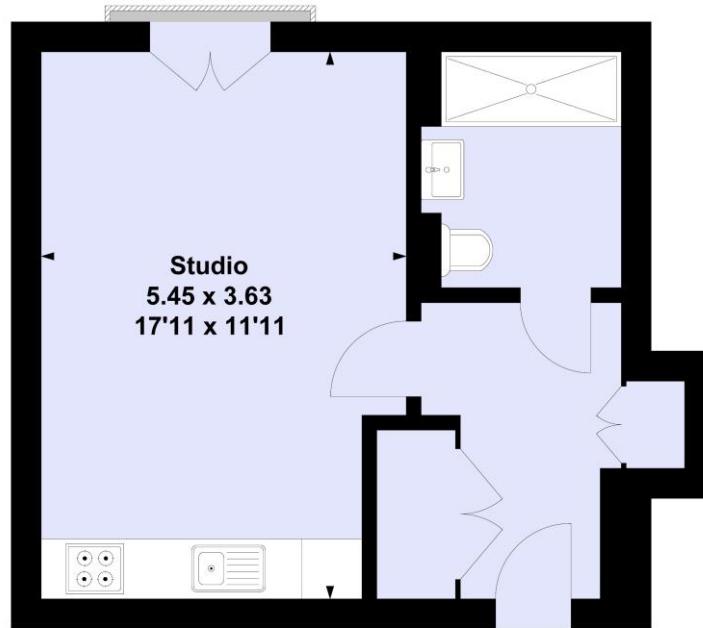
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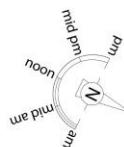
## Cummings House, SW18

Approximate Floor Area = 31.72 sq m / 341 sq ft

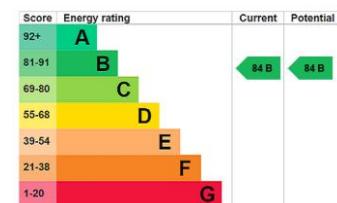


Second Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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