



Tritton House, Ryeland Boulevard, Wandsworth, SW18

Asking Price: £850,000

 Benham
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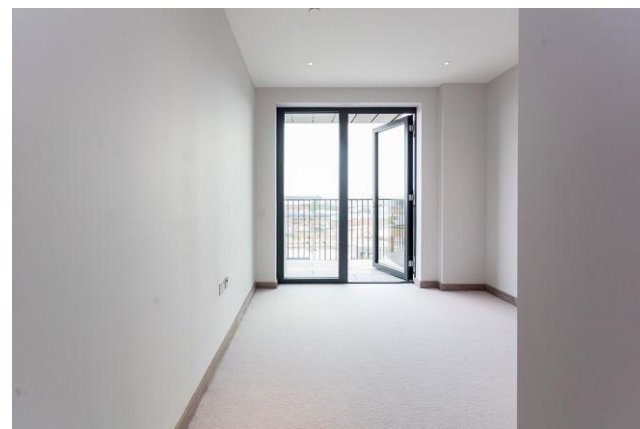
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 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the second floor of Tritton House, Ram Quarter, is this spacious three bedroom, 1093 square foot (approx.) apartment. The flat is finished to a high specification and briefly comprises a spacious living area leading to large private balcony with two access points and a custom designed, fully integrated fitted kitchen with composite stone worktops, ceramic tiled splash back and integrated Siemens appliances. All three bedrooms benefit from wool carpeting with the main en-suite shower room and second bedroom having fitted wardrobe space and access to a further private balcony. There is also a utility cupboard in the hallway with Siemens washer/dryer and family three piece bathroom suite. There is underfloor heating throughout the apartment.

Tritton House is part of the prestigious Ram Quarter development, residents benefit from a 24-hour concierge service, residents' roof garden and newly opened river walk. The development is perfectly positioned in the heart of Wandsworth, moments away from Old York Road, with its village-like atmosphere and array of popular independent shops, restaurants and bars. Southside shopping Centre (0.1 miles), with its excellent shopping facilities, supermarkets and cinema is also nearby

With Wandsworth Town station (0.3 miles) a short distance away, this property is ideally located for ease of access to Central London.





Property Features:

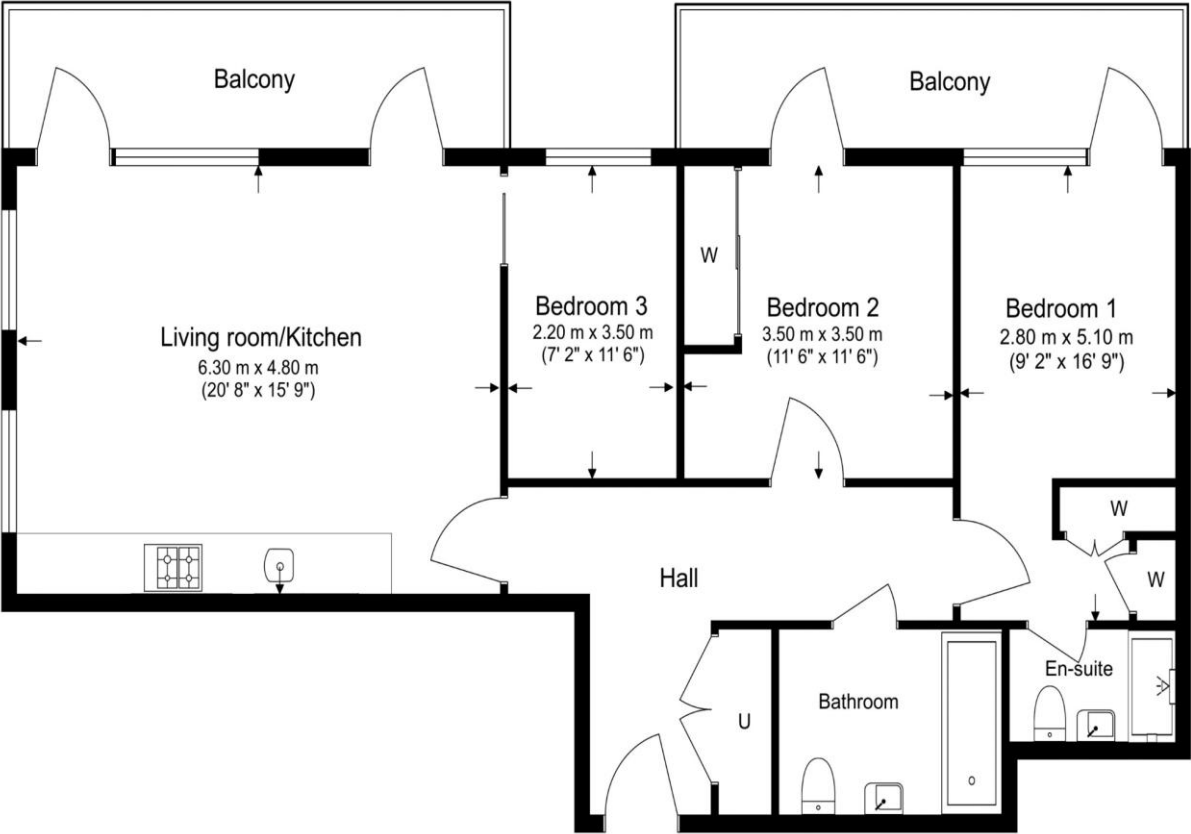
- Three Bedrooms
- Two Bathrooms
- Second Floor
- Two Private Balconies
- 1093 Square Feet (Approx.)
- 24 Hour Concierge
- Underground Parking
- Wandsworth Town Overground Station (Zone 2)



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Total Gross Internal Area
101.5 Sq/m - 1,093 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(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	



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

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

Asking Price:	£850,000
Tenure:	Leasehold Expires 24/12/3016 Approximately 990 Years Remaining
Ground Rent:	£600.00 (per annum) for the year 2026
Service Charge:	£7,391.00 (per annum) for the year 2026, including parking service charge
Anticipated Rent:	£3,700.00 pcm Approx. 5.2% Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

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