



RAM QUARTER, WANDSWORTH

## 4 Coopers' Lofts

Wandsworth, London SW18

(Plot reference 11.02.03)

**£1,880,000**



Joint selling agents

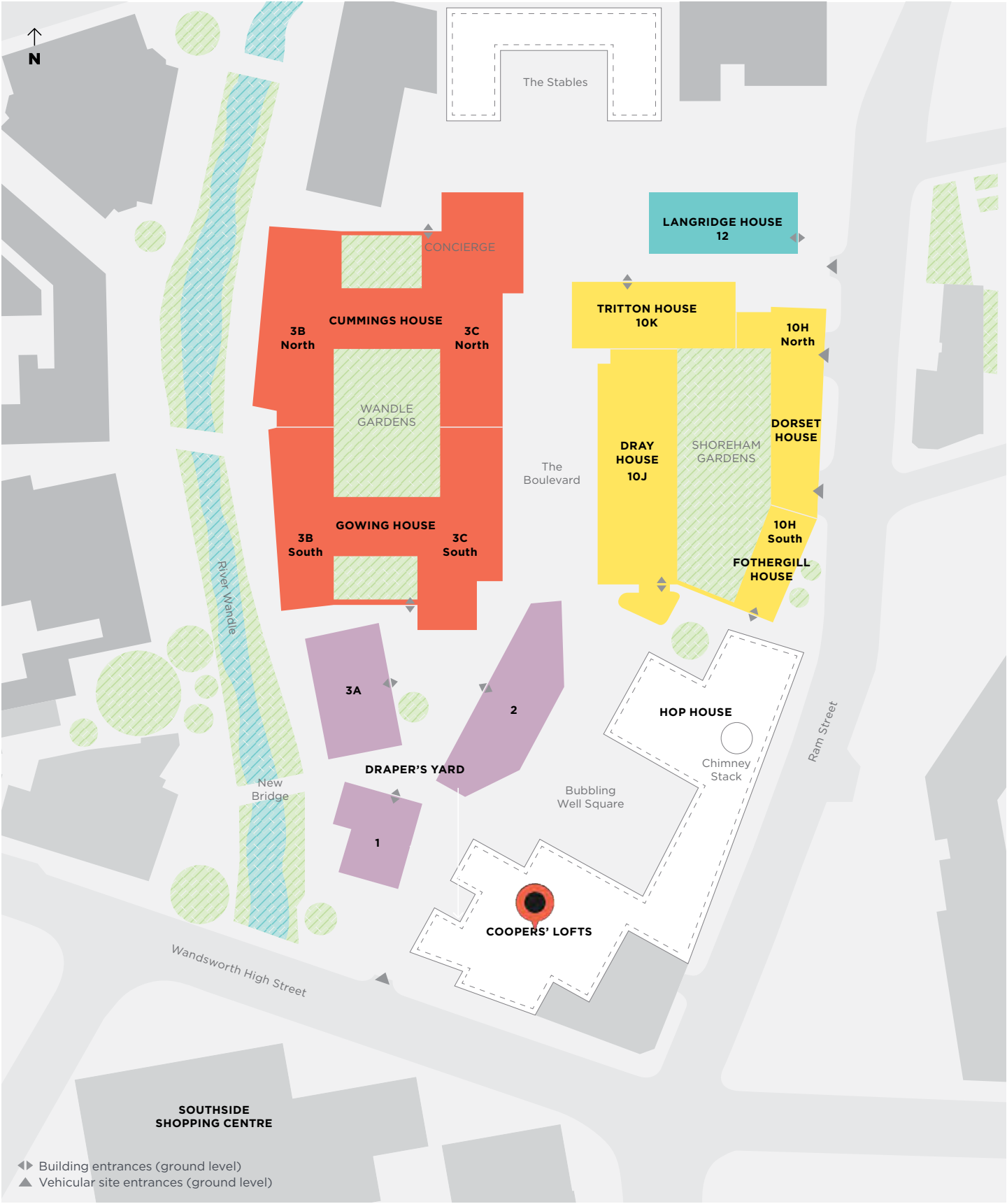
A development by



[ramquarter.com](http://ramquarter.com)

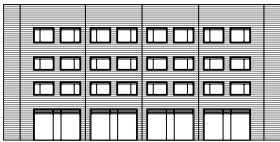
# MASTERPLAN

Six impressive new buildings form Ram Quarter.



Masterplan shows residential level only.

# BEAUTIFULLY CRAFTED



## LANGRIDGE HOUSE

1 and 2 bedroom apartments



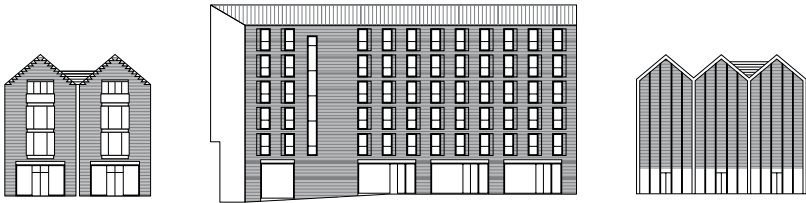
## CUMMINGS HOUSE • GOWING HOUSE

Studio, 1, 2, 3 and 4 bedroom apartments



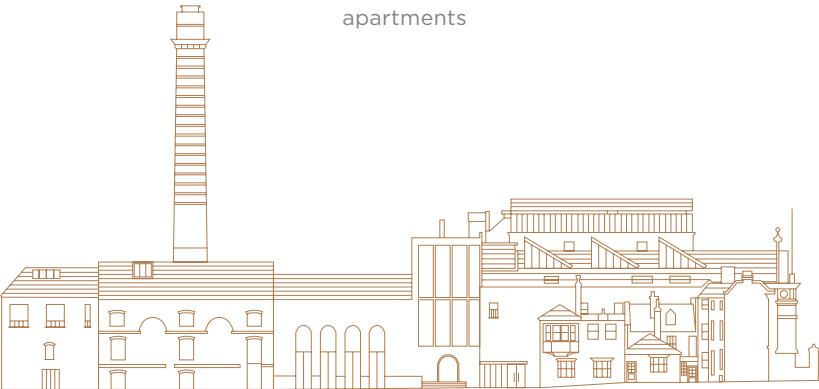
## TRITTON HOUSE • DRAY HOUSE DORSET HOUSE • FOTHERGILL HOUSE

Studio, 1, 2, 3 and 4 bedroom apartments



## DRAPER'S YARD

1, 2, and 3 bedroom apartments



## COOPERS' LOFTS

Studio, 1, 2, 3 and 4 bedroom apartments

# DEVELOPMENT SUMMARY

Ram Quarter is located in the grounds of the old Young's Brewery, the site of Britain's oldest brewery.

Ram Quarter offers 338 apartments across 4.5 acres with the River Wandle flowing through the scheme.

The development comprises residential apartments ranging from studios to 4-bedroom duplexes, nearly 70,000 sq ft of retail space, river views, and a 24hr Concierge.

Ram Quarter consists of 6 new buildings (comprising 324 apartments) and the listed restored brewery building (which contains 14 loft-style apartments known as Coopers' Lofts).

All apartments are ready to move into.

**Developer:** Greenland Group

**Architect:** EPR Architects

**Contractor:** Ardmore

**Interior Designer:** Project Orange / Avanti Architects

**Estate Management:** Rendall & Rittner

**All buildings complete**

(1, 2, 3A, 3B/C, 10H/J/K, 12, Coopers' Lofts)

**Tenure:** 999-year leasehold (from 25 December 2017)



# KEY FEATURES

## ► **Unique Design**

The design celebrates Ram Quarter's unique heritage by revitalising its wonderful industrial structures, and creating new buildings and public spaces which enhance the site's special character.

## ► **Beautifully Crafted Apartments**

Attention to detail is a hallmark of Ram Quarter. Around the Quarter, original period details give graceful hints of the site's craft heritage, and have inspired the colours, textures and materials used in the development's architecture and interior design.

## ► **Retail Destination**

Enjoy a world-class shopping experience with 100,000 sq ft of Ram's own retail downstairs which links seamlessly to Southside shopping centre just over the road. Amenities opened on site include Sambrook's brewery and Heritage Centre / London Stock / Story Coffee / Kido Nursery / Strike bowling / The Dapper Fox barber / Schooner bar / Boom Battle Bar.

## ► **River View**

The River Wandle flows through Ram Quarter. A riverside walk takes in a wide range of neighbouring restaurants, bars and retailers, combining the best in food and shopping with stunning views.

## ► **High specification and service**

24-hour Concierge, modern interior features, stone and oak finishes, appliances from leading luxury brands, and custom-designed joinery.



# APARTMENT OVERVIEW

**The apartment is ready to move into and viewings are available by appointment.**

Property address: 4 Coopers' Lofts, Ram Quarter

Plot reference: 11.02.03

Number of Bedrooms: 2 bed + mezzanine level

Apartment Size: 1,822 t<sup>2</sup> / 169.3 m<sup>2</sup>

Price: £1,880,000

Service Charge estimate: £5.50 / sq.ft per year

Ground Rent: £450 pa (reviewed every 25 years from 2017)

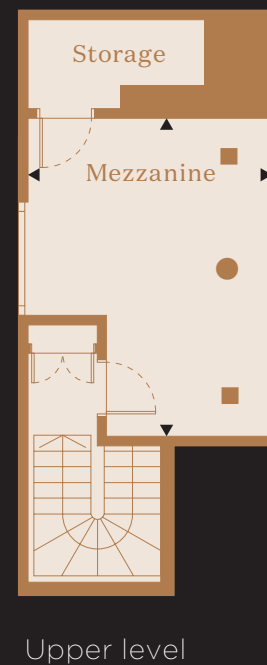
Leasehold: 999 years (from 25 December 2017)

Premier Guarantee warranty: 10 years (from 21 December 2018)

Heating / Cooling : Underfloor heating and comfort cooling throughout apartment



**[Click here to see the virtual tour](#)**

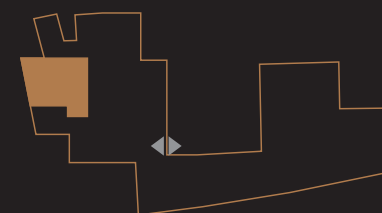


### 11.02.03 - 4 COOPERS' LOFTS 2-BEDROOM APARTMENT + MEZZANINE

	Metres	Feet
Living/ Kitchen	9.23m x 4.85m	30' 3" x 15' 11"
Bedroom 1	7.86m x 5.03m	25' 9" x 16' 6"
Bedroom 2	5.03m x 3.87m	16' 6" x 12' 8"
Mezzanine	4.86m x 3.70m	15' 11" x 12' 2"
NSA	169.3 sq. m	1,822 sq. ft

### FLOOR LOCATOR

Second floor



Third floor



Skylight



Lobby Entrance

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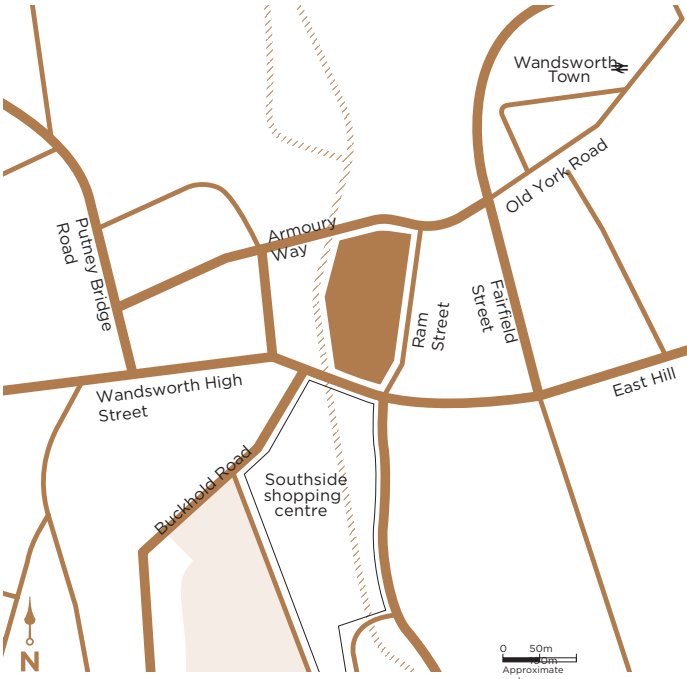
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viewings by appointment

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A development by



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