

Ram Quarter is located in the grounds of the old Young's Brewery, the site of Britain's oldest brewery. The 3 phases of the mixed-use development are due to offer 713 apartments across 8 acres with the River Wandle flowing through the scheme. The development will comprise residential apartments ranging from studios to 4-bedroom duplexes, nearly 100,000 sq ft of retail space, river views, a 24hr Concierge, and private residents' gardens.

The scheme will comprise a mix of new-build apartments and a sympathetic conversion of the listed / heritage brewery buildings.

Phase 1 is complete and comprises a total of 338 apartments in 6 new buildings, including 14 apartments - known as **Coopers' Lofts** - in the restored listed brewery building.

Key features

- **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.
- **Location** – Great transport links and proximity to the riverside, schools, parks, and local amenities.
- **Future growth** – Masterplan development which is set to include the tallest iconic building in the area.
- **Five-star living** – 24hr concierge, landscaped private residents' gardens, modern interior features, stone and oak finishes, 100% wool carpet in bedrooms, leading luxury brand appliances, and custom designed joinery.

Developer: Greenland Group

Architect: EPR Architects

Contractor: Ardmore

Interior architect: Project Orange

Managing agent: Rendall & Rittner (residential)

All buildings in Phase 1 complete

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

Tenure: 999-year leasehold

Car parking: spaces available at £50,000 per space; spaces to be offered to 3- and 4-bedroom apartments on right-to-park basis. Motorbike spaces available at £5,000 per space

Ground Rent (reviewed every 25 years from 2014):

Studio: £300 pa 3 bed: £600 pa
1 bed: £350 pa 4 bed: £650 pa
2 bed: £450 pa

Reservation procedure

£2,000 fee payable on reservation.
Contracts to be exchanged within 21 days of reservation.
Balance of 10% deposit payable on exchange.
Remaining balance of 90% payable on completion.

Legal Fee Incentive

Greenland to offer £1000 contribution if purchasers use recommended buyers' solicitor (see separate sheet for list).

Service charge (per sq. ft., per year)

Service Charge figures are subject to annual review.

Block	Service charge
Building 1	£6.97
Building 2	£5.19
Building 3A	£5.56
Building 3B	£4.41
Building 3C	£4.31
Building 10H	£4.96
Building 10J	£4.67
Building 10K	£4.88
Building 11	£4.40
Building 12	£3.90



Location and Transport Links

Located just off Wandsworth High Street, Ram Quarter is extremely well connected. Trains run directly to Waterloo in minutes, the river bus speeds to the City, and buses run day and night.

Trains

Wandsworth Town station is a 4-minute walk (400 metres) and provides easily accessible and efficient service to London's mainline stations, the West End, and the City.

15 minutes on the overground to Waterloo mainline / Underground station.

25 minutes to Oxford Circus.

30 minutes to Bank and London Bridge.

35 minutes to Canary Wharf.

Airports

London's main international airports are all within 1 hour of Wandsworth:

40 minutes to Gatwick Airport.

55 Minutes to London City and Heathrow airports.

Buses

118 buses run per hour within the vicinity of Ram Quarter providing links across London.

Car Club & Bikes

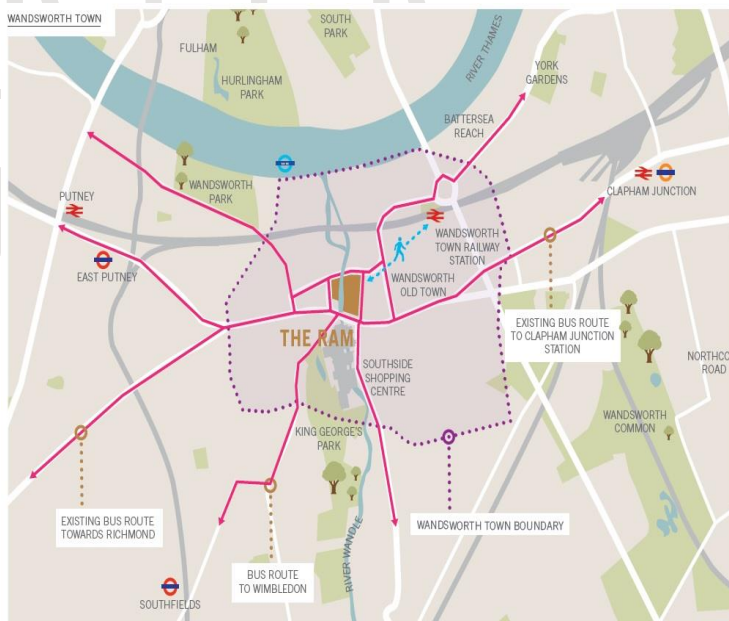
Car Club spaces will be provided within the scheme. London Cycle Hire bikes can be found in Ram Street.

Thames Clipper

The Thames Clipper river service is a short 10-minute walk away and provides routes east to Westminster, London Bridge, and Canary Wharf; and west towards Putney.

Local amenities

- Southside shopping centre provides a mix of high street retail shops and restaurants, and a gym and a cinema too.
- Fashionable boutiques, galleries and cafés along Old York Road are just a 2-minute walk from Ram Quarter.
- 5-minute walk to King George's Park, riverside parks and green spaces.
- Wandsworth Town Fine Food Market offers an extensive selection of high quality produce, fresh baked goods, fantastic street food, prime Biltong beef, and fresh fruit and vegetables.
- Harbour Club, one of London's finest health and fitness clubs, offers group exercise and gym facilities, indoor pools, tennis courts, a luxury spa, a crèche, and children's facilities.



General Development Features and Amenities

Apartment specifications may vary. Please ask your sales consultant for details.

General

- Schüco double-glazed windows
- Oak veneered entrance door, internal doors and skirting with satin stainless steel ironmongery
- Engineered oak timber flooring in living area, kitchen and hallway
- 100% wool carpet in bedrooms
- Underfloor heating throughout
- Integrated wardrobes with integrated lighting
- Comfort cooling in some apartments (refer to floor plans)



Kitchen

- Custom designed fully integrated fitted kitchen in dove grey, lacquer doors with recessed handles.
- Silestone composite stone worktops with ceramic tiled splash-back
- 1 ½ bowl stainless steel under mounted sinks with mixer tap
- Integrated Siemens appliances to include:
 - oven
 - microwave
 - induction hob
 - extractor hood
 - washer/dryer (in hall cupboard)
 - fridge-freezer
 - dishwasher



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Bathrooms and En-suites

- Limestone floor tile
- Porcelain wall tile
- Hansgrohe Axor mixer tap
- Catalano wall-mounted wash basin
- Catalano wall-hung WC with dual flush plate and soft-close seat
- Kohler overhead shower and hand showers
- Bette low profile shower trays
- Bette Bathtub (refer to floor plans)
- Heated towel rail
- Bespoke mirrored cabinet with integrated LED lighting.
- Bespoke vanity unit cabinet with drawers (master bathroom).



Electrical

- Satin stainless steel TV point plates in living room and master bedroom.
- Wired for telephone, broadband satellite with points in living room and master bedroom.
- Satin stainless steel socket plates
- Satin stainless steel dimmer switches

Security

- CCTV coverage
- Video Intercom entry system
- Mains-operated smoke alarm system
- Multi-point entry door-locking system
- 24-hour concierge

Transport

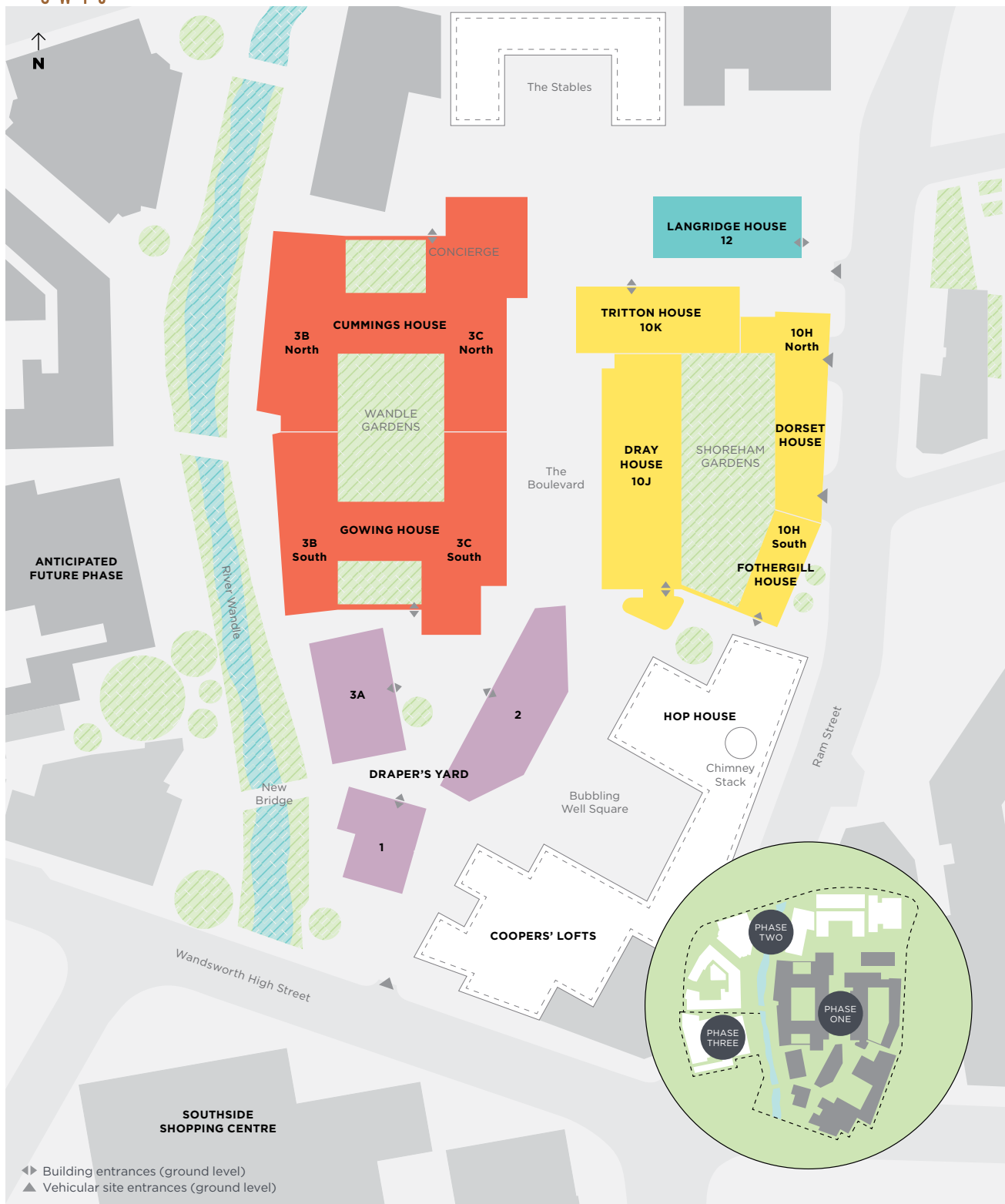
- Basement car and motorbike parking available via separate negotiation for 3 & 4 Bedroom apartments
- Cycle storage available in basement
- Car Club

Adaptability

- Some apartments are wheelchair adaptable. Please ask for details.



Masterplan



Masterplan shows residential level only.

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