





## Chapelier House Riverside Quarter SW18

Fabulous one bedroom contemporary apartment with direct river views. Set on the 2nd floor of the popular riverside development of Riverside Quarter, the excellent living space includes a large double-aspect reception and open plan kitchen which opens on to a balcony, offering wonderful views of the Thames. The rest of the apartment comprises entrance hall, double bedroom which also opens onto the balcony and bathroom. Allocated parking space in the secure underground car park. There is also a separate storage cage in the car park (H: 7'32; W: 3'6" and

D: 6'6.) Adjacent to Wandsworth Park, Riverside Quarter offers 24 hour concierge & security. There is also a choice of 2 resident's swimming pools & gym and a daily shuttle bus service to and from the tube/mainline stations. Close to the River Taxi stop at Riverside Quarter Pier and only moments from the many amenities of Putney High Street. Riverside Quarter is a short distance from both East Putney Underground and Wandsworth Town National Rail Station.

### KEY FEATURES

**1 bedroom**

**Direct river views**

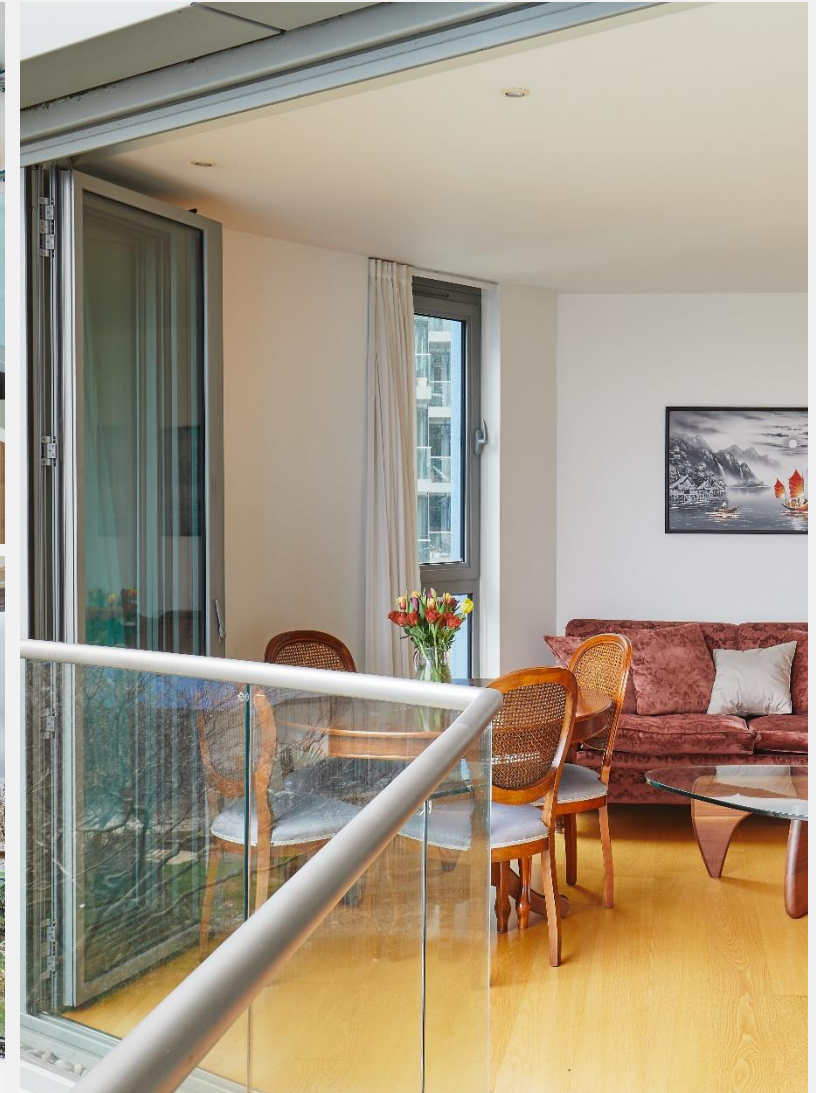
**Double-aspect reception and open plan kitchen**

**Allocated underground parking space**

**Separate storage cage in the car park**

**24 hour concierge**

**Residents' swimming pools & gym**







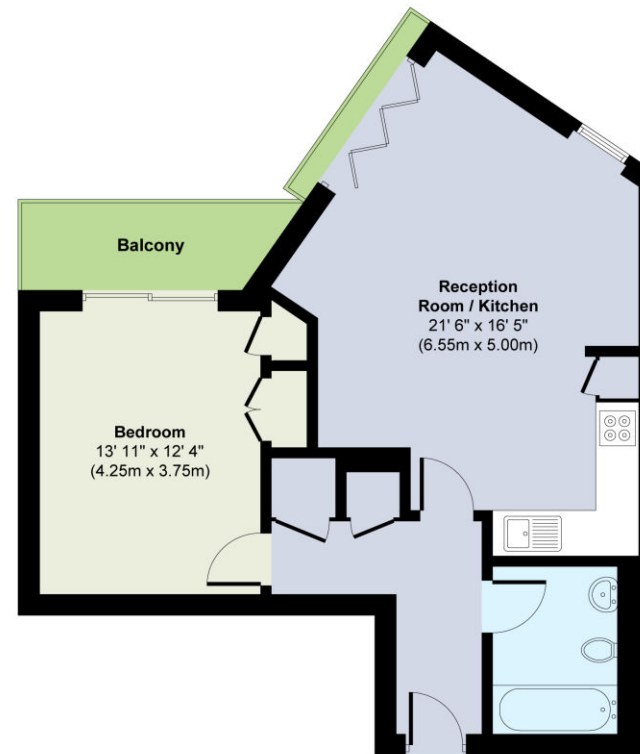
## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	73   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	Wandsworth Borough Council
<b>Internal area:</b>	548 sq. ft. / 51 sq. m.
<b>Service charge:</b>	£5,029.00 per annum approx.
<b>Ground Rent:</b>	£250.00 per annum approx.
<b>Council tax band:</b>	E
<b>Council tax:</b>	£1,227.55 per annum approx.

## Chapelier House



Second Floor

**Approximate Gross Internal Area = 54.3 sq.m / 584 sq.ft**

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.