

RIVERHOMES

Riverside Quarter
Wandsworth SW18

£595,000
Leasehold



Riverside Quarter Wandsworth SW18

This light and bright one bed flat has stunning river views looking east over London from the 9th floor of Nine Eastfields. Towering over the skyline of the buildings nearby, the apartment has a larger than average balcony accessed from the living room and bedroom. A spacious open plan living room /kitchen area benefits from full height glass windows to allow the natural light to flood into the space. The apartment comes with a air coolant and filtration system so the apartment remains at a comfortable temperature throughout the year.

Riverside Quarter comes with the additional advantages of a swimming pool, gym and 24 concierge service. With easy access to transport options such as main line trains from Wandsworth town and Putney or underground from Putney East and Putney Bridge. The Thames Clipper docks at Riverside Quarter for access to the City and beyond. Putney High Street with its' shops, restaurants and cinema is a short stroll away, through the nearby Wandsworth Park. There is a well stocked shop on site, along with a café, riverside restaurant and pub.

KEY FEATURES

One bedroom

One bathroom

Private balcony

Air cooling

24 hour concierge service

Access to gym and swimming pool

**Conveniently located close to shops
restaurants**

**Council tax: Band E - £1,161.24 for
2023/24**

EPC rating B

Service charges: £4,020 per year approx.

Lease length: 988 years left





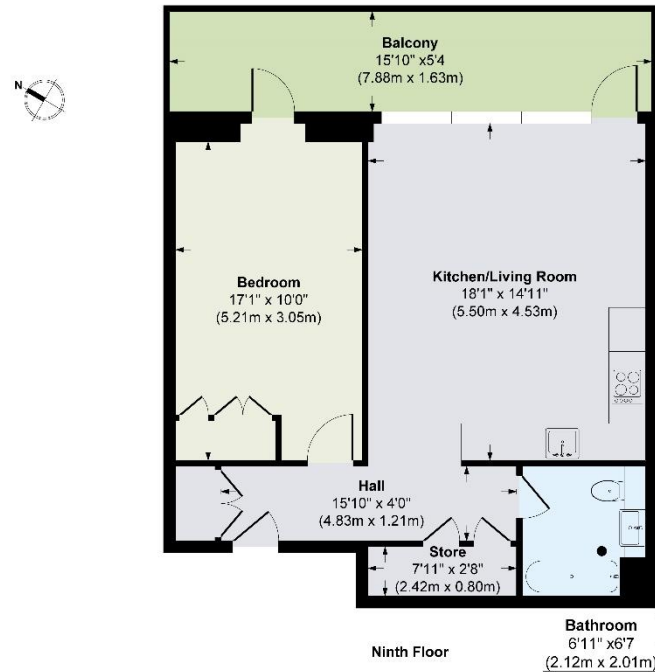
ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Wandsworth
Internal area:	601 sq. ft. / 55.84 sq. m.
Garden area:	Balcony
No. of bedrooms:	1

RIVERSIDE QUARTER, WANDSWORTH SW18



Approx. Gross Internal Floor Area 601 sq. ft / 55.84 sq. m (Including Store & Hall)

Illustration for identification purposes only, measurements are approximate, not to scale.