



Riverside Quarter Wandsworth SW18

Located in the prestigious Riverside Quarter development, this third floor apartment has stunning west facing river views. With over 1,200 sq. ft. of flexible living space, the large open-plan kitchen reception room can be configured to suit any individual needs. Fitted with modern integrated appliances, the reception space has been planned with social living and entertaining in mind. A large balcony leads off the reception space, affording beautiful views east and west along the Thames and over to the historic Hurlingham Club. There is a spacious en suite master bedroom with built in wardrobes and plenty of storage. The master bedroom also enjoys wonderful river views from the second balcony. A second double bedroom, currently laid out as an office, has ample built in storage with a double bed tucked away. There is an additional family shower room next to it. The

apartment benefits from comfort cooling throughout and a secure underground parking space. The Riverside Quarter development offers use of great amenities such as concierge, on-site gym and a swimming pool. There's access to a range of shops and restaurants and a late night supermarket. Thames River Boat Service, Putney Bridge tube (district line) and Wandsworth Town Overground station offering a range of commuting options are all nearby. The development is next to Wandsworth Park, with a cafe, pitch putting and river walk paths to Richmond and the South Bank.

KEY FEATURES

Stylish 2 bedroom apartment

2 bathrooms

Spacious open-plan kitchen / reception

2 large balconies

Ample storage

Secure underground parking

Concierge service

On-site gym and swimming pool

**Conveniently located close to restaurants,
shops and public transport**

Service charge: £11,422 per year approx.

Ground rent: £350 per year

Lease length: 976 years remaining





ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Wandsworth
Internal area:	1,194 sq. ft. / 111.10 sq. m.
Council tax band:	Band G
No. of bedrooms:	2

