





Key Features

- Superb two bed two bath apartment
- Stunning, uninterrupted views over the Thames
- Spacious reception area with two balconies
- Principal ensuite bedroom with further balcony
- Exclusive riverside development with 24hr concierge

Description

A modern and spacious two double bedroom apartment with breathtaking views over the River Thames set on the second floor of this exclusive riverside development in Wandsworth. The property offers excellent entertaining space throughout, and comprises a large and airy open plan reception area with two private balconies offering direct, uninterrupted river views, separate modern fully-equipped kitchen, a grand principal bedroom, which used to be two bedrooms, with ensuite bathroom and direct access to a private west-facing balcony with superb river views, further great-sized double bedroom, and a modern family bathroom. The property also benefits from secure entry phone system, 24 hour concierge and 3 Gb broadband service for residents (by separate negotiation).

Situation

Smugglers Way is close to Wandsworth Bridge and overlooks the River Thames. The riverside walk boasts a number of shops and cafes located within the development. The area benefits from a main-line station Wandsworth Town which is 11 minutes to Waterloo Station (Jubilee, Northern, Bakerloo lines, British Rail and Eurostar) and central London. By road, the nearest main route is the A3 and South Circular (A205) for routes in and out of London.

***The Service Charge is payable on a monthly basis for 10 months

RIVERSIDE WEST,
SMUGGLERS WAY, SW18



A fantastic 2-bed apartment within an exclusive riverside development



Terms

Price: £1,000,000

Tenure: Leasehold 973 Years Unexpired

Service: £5600.00 Annually

Ground Rent: £200.00 Six Monthly

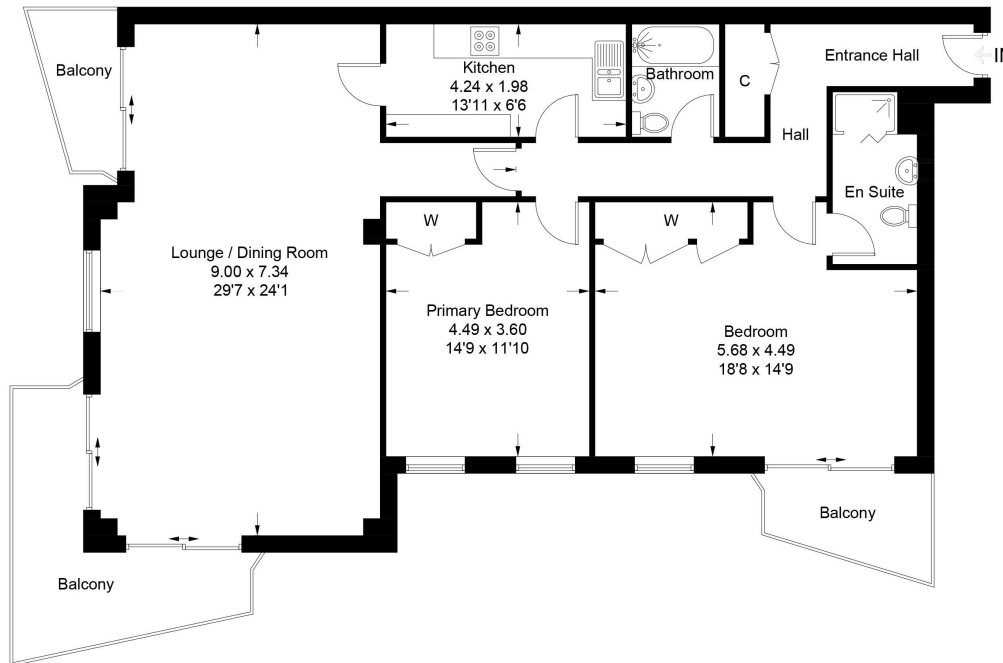
Local Authority/Council Tax: Wandsworth Band G £1,583.51

Viewing: To view please contact us on 020 7043 8431

Parking: Secure by sep neg

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		83
81-91	B		
69-80	C	76	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area = 115.66 sq m / 1244 sq ft



Second Floor

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