

RIVERHOMES

Riverside Quarter
Wandsworth SW18

£595,000
Leasehold



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South West London Branch
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Set within the sought after Riverside Quarter this ground floor two bedroom apartment offers bright living with a private patio. The living room forms the heart of the home, with sliding doors opening onto the patio and well maintained communal gardens beyond. The principal bedroom also has sliding doors onto the patio and excellent built-in storage, while the second bedroom offers flexibility as a guest room or home office. Additional storage is cleverly integrated in the hallway. The kitchen is practical and fitted with modern cabinetry and integrated appliances, while a contemporary bathroom completes the apartment.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Wandsworth
Internal area:	682 sq. ft. / 63.36 sq. m.
No. of bedrooms:	2
Council tax band:	E -£1,247.10 per annum approx.
Lease length:	975 years remaining approx.
Ground rent:	£250 per annum approx.
Service charge:	£7,000 per annum approx.

