

RIVERHOMES

**Riverside Quarter
Wandsworth SW18**

**£600,000
Leasehold**



Set within Riverside Quarter this two bedroom apartment captures a quiet rhythm of life by the Thames. From the private balcony, the view stretches across the water. Inside, generous open-plan living unfolds towards the river. The dining and reception area flow onto the balcony, with a sleek semi-open kitchen. The principal bedroom has fitted wardrobes and a contemporary en suite, with a second double bedroom and family bathroom. Life here is defined by calm and connection - from the landscaped gardens and riverside promenade to the gym, and pool reserved for residents. A concierge, secure parking, and direct Thames Clipper service from the pier.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Wandsworth
Internal area:	749 sq. ft. / 69.61 sq. m.
No. of bedrooms:	2
Council tax band:	F - £1,430.11 per annum approx.
Lease length:	986 years remaining approx.
Ground rent:	£500 per annum approx.
Service charge:	£6,741.65 per annum approx.

