





## Riverside Quarter Wandsworth SW18

Immaculately presented, this two-bedroom ground-floor apartment boasts stunning river views and a private patio area of approximately 40 feet. This elegant residence features a spacious reception room with direct access to the patio, an open-plan kitchen equipped with integrated appliances, and two generously sized double bedrooms, each with built-in wardrobes. The master bedroom includes a luxurious en-suite shower room, and the apartment also offers a separate, well-appointed bathroom. The generous hallway is enhanced by a built-in storage cupboard, providing ample space for organization. Additional amenities include a dedicated concierge service, access to a residents' gym and swimming pool, secure underground parking, and beautifully maintained communal gardens. This apartment offers a blend of luxury, comfort, and convenience in a picturesque riverside setting.

### KEY FEATURES

**2 bedroom apartment**

**2 bathrooms**

**Patio garden**

**Open-plan kitchen**

**Secure underground parking**

**Access to gyms and swimming pool**

**Concierge service**

**Conveniently located close to shops and restaurants**







ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	60 D
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:

London Borough of Wandsworth

Internal area:

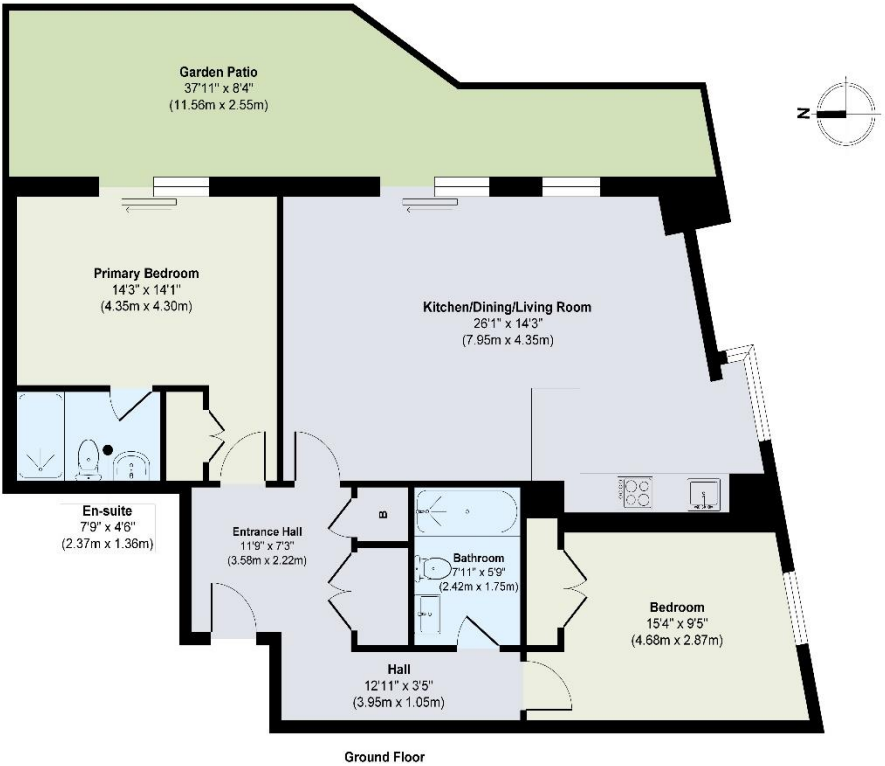
907 sq. ft. / 84.29 sq. m.

Council tax band:

F

No. of bedrooms:

2



World Waterside Ltd trading as riverhomes for themselves and its clients give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. 2: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and any services, equipment or facilities have not been tested. 4: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. 5: They assume no responsibility and any intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. If you require clarification of any points please contact us.