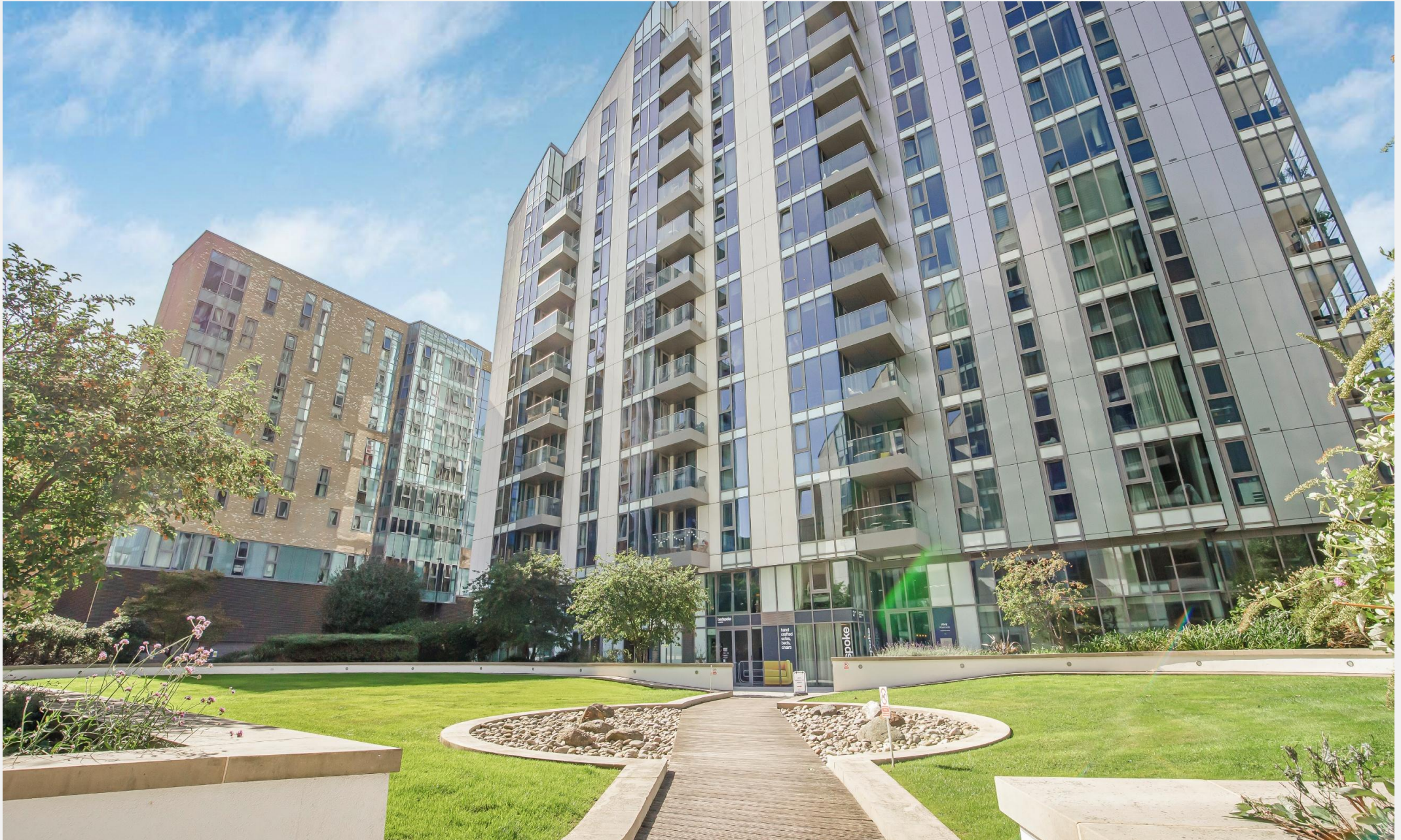


RIVERHOMES

**Riverside Quarter
Wandsworth SW18**

**£475,000
Leasehold**



Riverside Quarter Wandsworth SW18

Set on the seventh floor of the sought after Riverside Quarter on Eastfields Avenue, this beautifully maintained two bedroom apartment extends to 769 sq ft and enjoys far reaching views across the Thames towards The Hurlingham Club.

Positioned at the end of the building, the flat benefits from a rare dual aspect that floods the interiors with natural light throughout the day. The sense of space and openness is notable, setting it apart from many modern developments.

The principal living area is generous and well proportioned, with space to dine and relax, opening onto a private balcony overlooking the river. It is an easy spot for morning coffee or evening light, with the water and skyline beyond providing a constantly changing backdrop.

The kitchen is sleek and contemporary, thoughtfully arranged and well kept. Two double bedrooms sit quietly to the rear, the principal with its own en suite shower room. A second bathroom serves the rest of the apartment, making the layout practical as well as refined.

KEY FEATURES

2 bedrooms

2 bathrooms

Open-plan living and kitchen

Built in storage in both bedrooms

Private balcony

Views of River Thames

Concierge service

Access to gym and swimming pool

A secure underground parking space

**Walking distance to Wandsworth Town,
Wandsworth Park and Putney High Street**

**Excellent transport Links from East Putney
Station, Wandsworth Town, Putney Bridge
and Wandsworth Pier**





ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 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:

769 sq. ft. / 71.56 sq. m.

No. of bedrooms:

2

Council tax band:

F - £1,473.84 per annum approx.

Lease length:

985 years remaining approx.

Ground rent:

£500 per annum approx.

Service charge:

£5,690 per annum approx.

