

# RIVERHOMES

**Riverside Quarter  
Wandsworth SW18**

OIEO £450,000  
Leasehold



This one bedroom apartment comprises a welcoming entrance hall with a built-in storage cupboard, leading into a bright and generously proportioned reception room. Featuring a Juliette-style balcony with a contemporary kitchen is thoughtfully designed with high-gloss white units, sleek worktops, an inset sink, induction hob with overhead extractor, electric oven, and further space for appliances. The spacious double bedroom includes a built-in wardrobe, while the stylish bathroom features a modern suite, quality fittings, and tasteful tiling.

### ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### KEY INFORMATION

<b>Local authority:</b>	London Borough of Wandsworth
<b>Internal area:</b>	493 sq. ft. / 45.85 sq. m.
<b>Parking available:</b>	1 secure underground space
<b>Council tax band:</b>	E
<b>Council tax:</b>	£1,210.99 per annum approx.
<b>Lease length:</b>	986 years approx. remaining
<b>Ground rent:</b>	£350 per annum approx.
<b>Service charge:</b>	£4,623.84 per annum approx.

