Dolphin House, Smugglers Way, Wandsworth, SW18

Asking Price £330,000, Leasehold

NAPIER WATT

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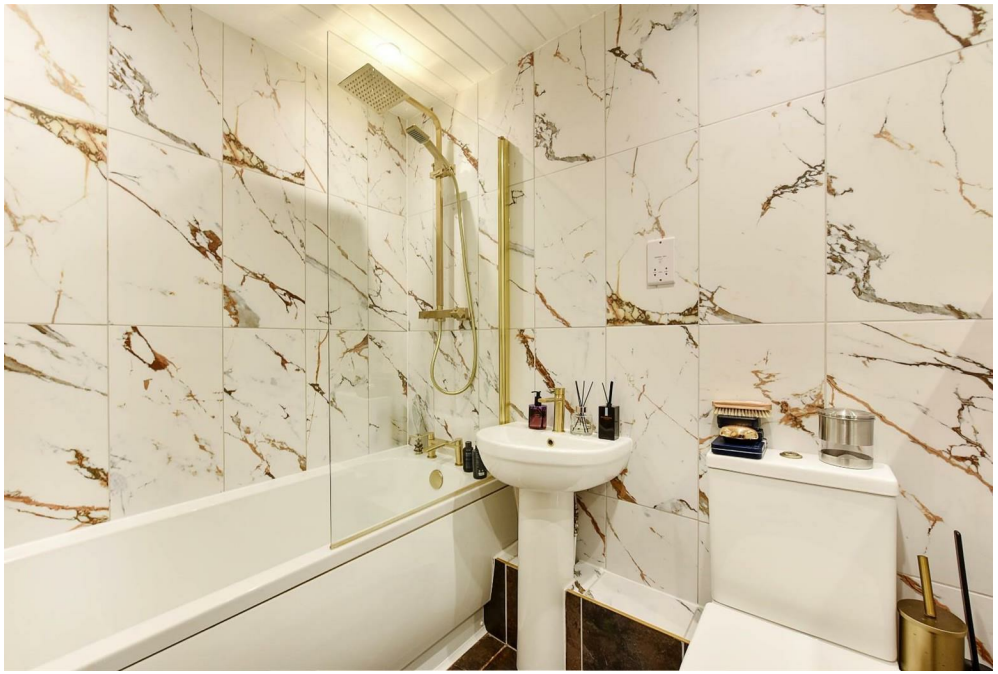
SELFRIDGES



Description

SOLE AGENTS NAPIER WATT are delighted to announce this beautifully presented 6th floor 1 bedroom flat at Riverside West's Dolphin House for sale. With balcony directly overlooking the river, Recently redecorated and with a brand new bathroom installed, making it ideal for a first home or Pied A Terre. Parking is available at the development for an additional annual fee.

EPC Rating D. Wandsworth Council Band F.

Please note that the property is owned by a relative of someone who works for Napier Watt.

Key Features

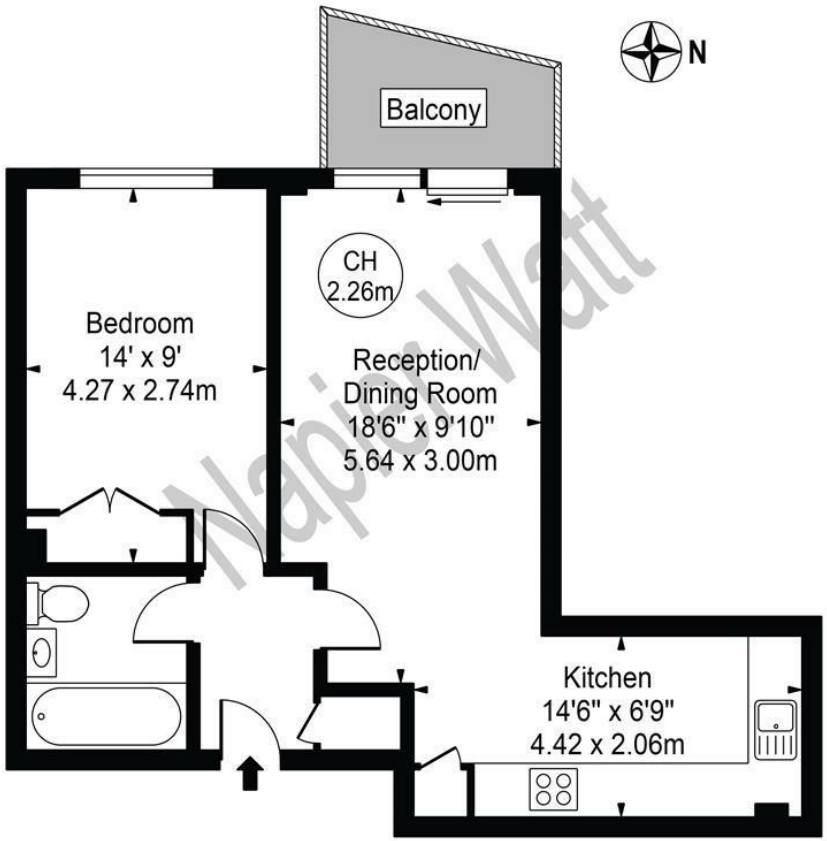
- 24 HOUR CONCIERGE
- BALCONY
- PARKING AVAILABLE FOR ANNUAL FEE
- PASSENGER LIFT
- RIVER VIEWS

Terms

Leasehold: 971 Years Remaining.
Ground Rent: £300 PA
Service Charge: £3056 PA INC Reserve.

Dolphin House

Approx. Gross Internal Area 482 Sq Ft - 44.78 Sq M



Sixth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.