



## Mandel House Riverside Quarter SW18

Discover the epitome of luxury living with this enchanting two-bedroom residence on the 4th floor, west-facing to bask in the afternoon and evening sun. This elegant home features a spacious open-plan kitchen and reception area that seamlessly extends onto a generous balcony, perfect for entertaining. Floor-to-ceiling windows offer breathtaking views of the Hurlingham Club and the tranquil river, bathing the interior in natural light. The expansive master suite is a private retreat with an en suite shower room, while an additional double bedroom and separate guest bathroom ensure comfort for all. Secure, allocated parking adds an extra layer of convenience.

Residents of Riverside Quarter enjoy unparalleled amenities, including two state-of-the-art gyms, a serene swimming pool, and the attentive service of a dedicated concierge. Nestled beside the Thames, this prime location offers

stunning views of Fulham's prestigious Hurlingham Club. A short walk brings you to Wandsworth Town Centre and the vibrant Southside Shopping Centre, while nearby Putney High Street offers an eclectic mix of shops and waterside dining options.

Experience the ultimate in convenience with the popular Riverbus service, providing a swift and scenic commute into the city. Riverside Quarter's proximity to central London is complemented by easy access to the A3, ensuring a seamless route in and out of the metropolis.

### KEY FEATURES

**2 bedroom apartment**

**2 bathrooms**

**Floor-to-ceiling windows**

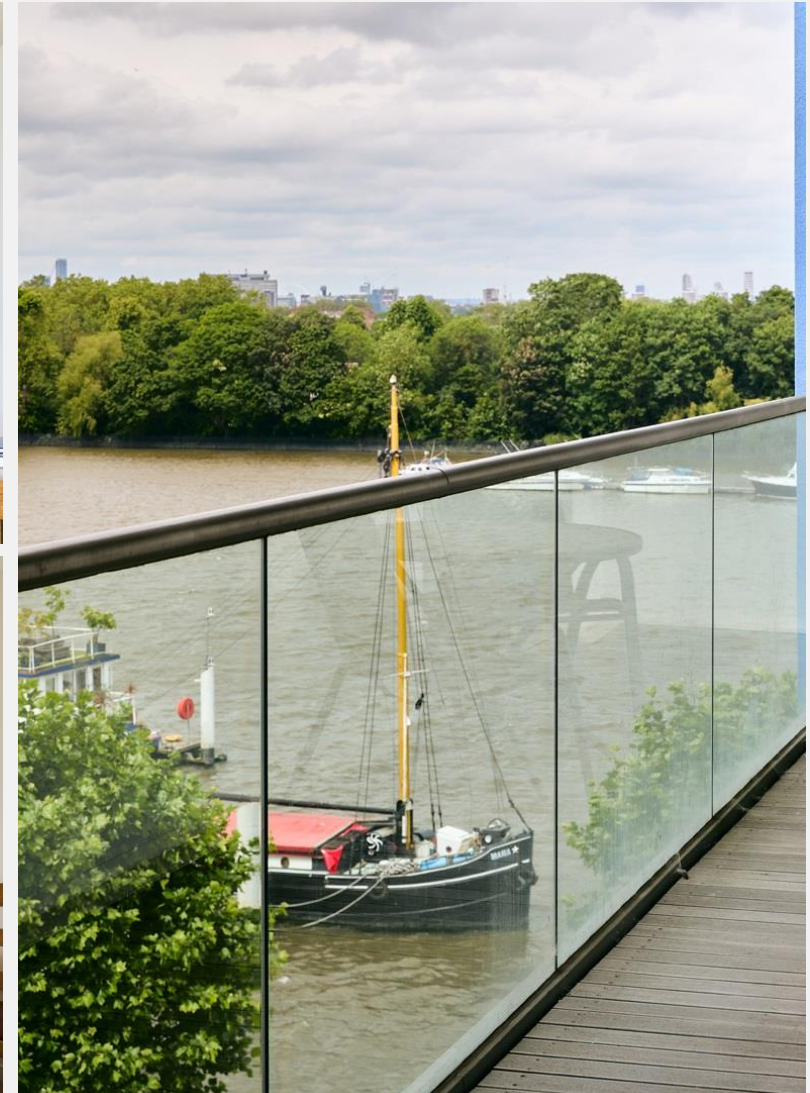
**Generous balcony**

**Secure, allocated 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+	<b>A</b>		
81-91	<b>B</b>	85 B	86 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Wandsworth
<b>Internal area:</b>	983 sq. ft. / 91.34 sq. m.
<b>Council tax band:</b>	F
<b>No. of bedrooms:</b>	2
<b>Service charges:</b>	£7,659 per year approx.
<b>Ground rent:</b>	£350 per year
<b>Lease length:</b>	999 years from 1 <sup>st</sup> January 2002

