



## 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

<b>Local authority:</b>	London Borough of Wandsworth
<b>Internal area:</b>	907 sq. ft. / 84.29 sq. m.
<b>Council tax band:</b>	F
<b>No. of bedrooms:</b>	2

