

RIVERHOMES

**Riverside Quarter
Wandsworth SW18**

**£495,000
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

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

