



Dolphin House  
Smugglers Way, SW18

CHESTERTONS





Located on the top floor is this sensational two bedroom flat with an outstanding, South facing, wrap around terrace overlooking the River Thames. This flat is advantageously located in a smaller block consisting of just five flats.

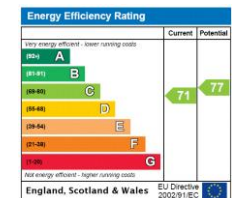
The living space is made up of a semi open-plan kitchen / living area, featuring 3.4 meter ceilings and large windows that fill the space with an abundance of natural light, offer uninterrupted views of the River Thames and give direct access onto the balcony. There is plenty of space for both a dining table and comfortable seating area, creating an ideal space for everyday living and entertaining. The well-equipped kitchen is enhanced by both wall and base units, fully integrated appliances and glass doors that facilitate the option for an open-plan living space.

The property offers two generously sized bedrooms, with the principal bedroom benefiting from a smart 3-piece ensuite bathroom and built-in wardrobe. Both bedrooms feature large windows which flood the room with natural light and offer direct access to the balcony along with views of the River Thames.

Dolphin House benefits from being close to the boutiques, cafes and restaurants on Old York Road and Northcote Road. The property also has fantastic transport links being close to Wandsworth Town Station which offers direct services to Vauxhall, Clapham Junction and London Waterloo.

- 2 Bedrooms
- 1 Reception Room
- 2 Bathroom
- Wraparound Balcony
- River Views
- Permits Available.

Asking Price £650,000



**Tenure:** Leasehold 972 years 11 months  
**Service Charge:** £4200  
**Ground Rent:** £300  
**Local Authority:** Wandsworth  
**Council Tax Band:** G

*Chestertons Wandsworth Sales*

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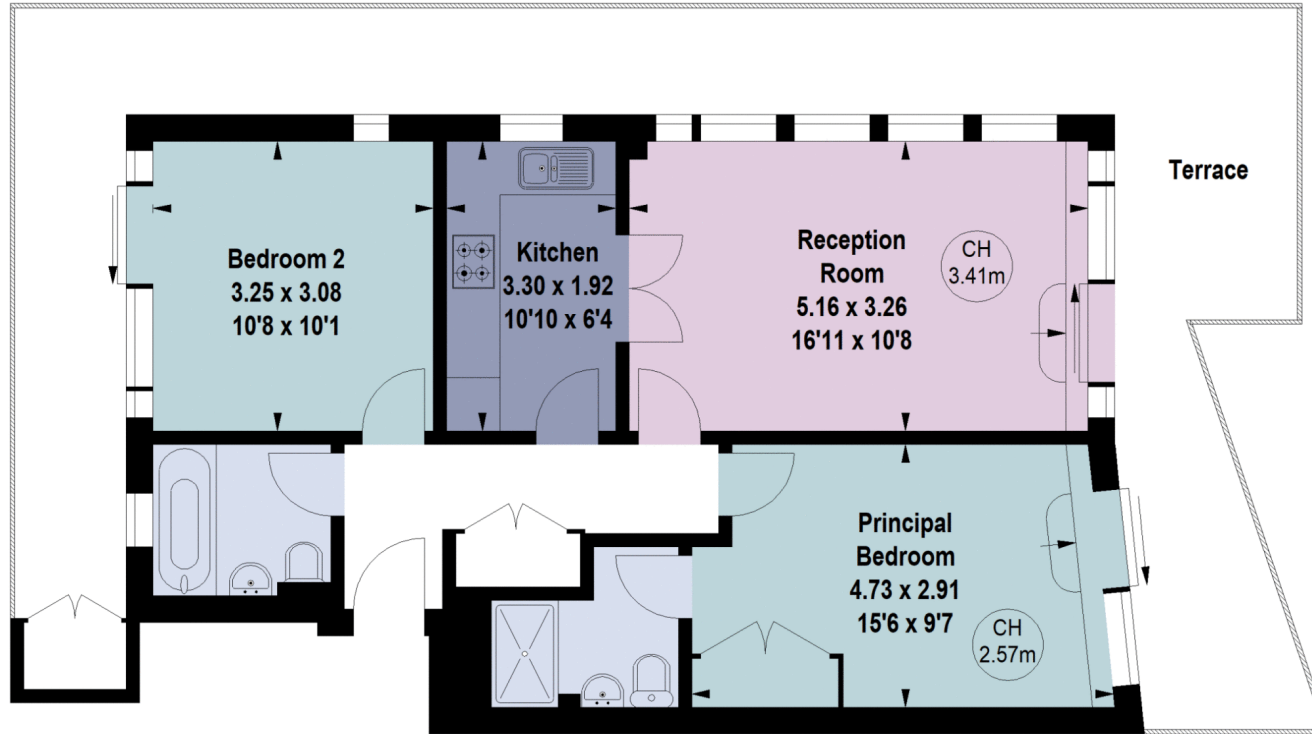
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# Dolphin House, Smugglers Way, SW18



Gross internal area (approx) 68.00 sq m / 732 sq ft

Key :  
CH - Ceiling Height



## Second Floor

For Identification Only. Not To Scale.

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