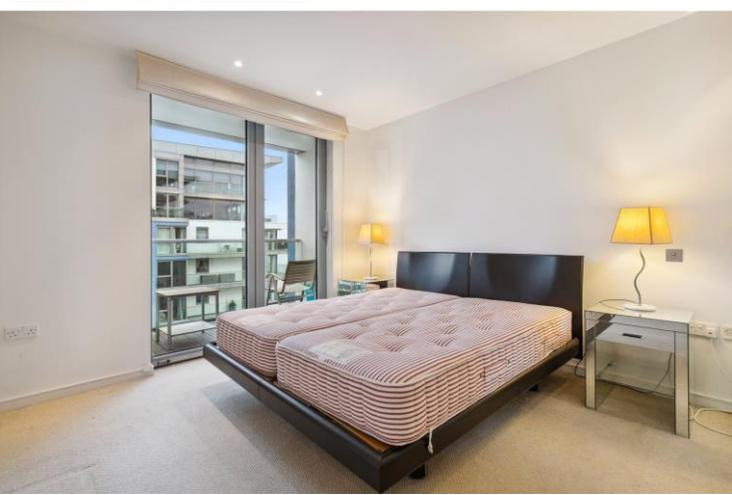




Mandel House
Eastfields Avenue, SW18

CHESTERTONS





A beautifully presented two double bedroom apartment in this highly sought after riverside development. The property is well kept and boasts an open plan reception/kitchen leading onto a private West facing balcony with stunning river views, two large double bedrooms, two modern bathrooms (including one ensuite), an additional balcony and one allocated parking space.

The Riverside Quarter development benefits from a 24 hour resident concierge, state-of-the-art leisure centre including swimming pool, sauna, steam room and large gymnasium. The apartment is also a short walk to Wandsworth Riverside Quarter pier, which has regular commuting services via the Thames Clipper to Chelsea, Embankment, Blackfriars, London Bridge and Canary Wharf. Riverside Quarter is situated within a short walk to Wandsworth Park.

- Stunning riverside apartment
- Sixth floor
- Private West facing balcony
- Two double bedrooms
- Two bathrooms
- Secure underground parking

Asking Price £850,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			
		80	84

Tenure: Leasehold 981 years 7 months

Service Charge: £8109

Ground Rent: £400 (included in service charge)

Local Authority: Wandsworth

Council Tax Band: F

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Approximate gross internal area

89.18 sq m / 960 sq ft

Key :
CH - Ceiling Height

The floor plan shows a layout for the Sixth Floor. On the left is a large purple-shaded area labeled 'RECEPTION ROOM/ KITCHEN' with dimensions 10.66 x 3.79M (35' x 12'6") and a ceiling height (CH) of 2.56m. To its right is a green-shaded 'BALCONY'. Below the reception area is a grey-shaded area containing a kitchen sink and a television. In the center is a light blue-shaded 'BATHROOM'. To the right of the bathroom are two yellow-shaded 'BEDROOM' areas: one with dimensions 3.97 x 2.96M (13' x 9'9") and another with 4.13 x 3.34M (13'6" x 11'). The plan also shows a central hallway, several doors, and windows with shutters.

Sixth Floor

**Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only**

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