



Compass House  
Smugglers Way, SW18

CHESTERTONS





A modern, well presented, two bedroom apartment located in Compass House part of the established Riverside West Development, offering 800 sq ft of living space.

Accommodation comprises a large reception room, private balcony with river views, a master bedroom with built-in storage, a second double bedroom, family bathroom, separate kitchen and extra storage.

Riverside West is a professionally managed development with a 24-hour Concierge and is conveniently located for commuting into the city via Wandsworth Town, with Waterloo only four stops away. The development further benefits from a Hudson Convenient Store, an on-site nursery, a Virgin Active Gym and is within walking distance of the Southside Shopping Centre, local shops and restaurants.

- Modern riverside apartment
- Two double bedrooms
- Spacious reception room
- Private balcony
- River views
- No onward chain

Asking Price £545,400

Energy Efficiency Rating		Current	Potential
90-100	A		
81-90	B		
69-81	C	81	81
55-69	D		
49-55	E		
35-49	F		
1-35	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Leasehold 972 years 3 months

**Service Charge:** £4502

**Ground Rent:** £350

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** F

*Chestertons Wandsworth Sales*

11 Huguenot Place

Wandsworth

London

SW18 2EN

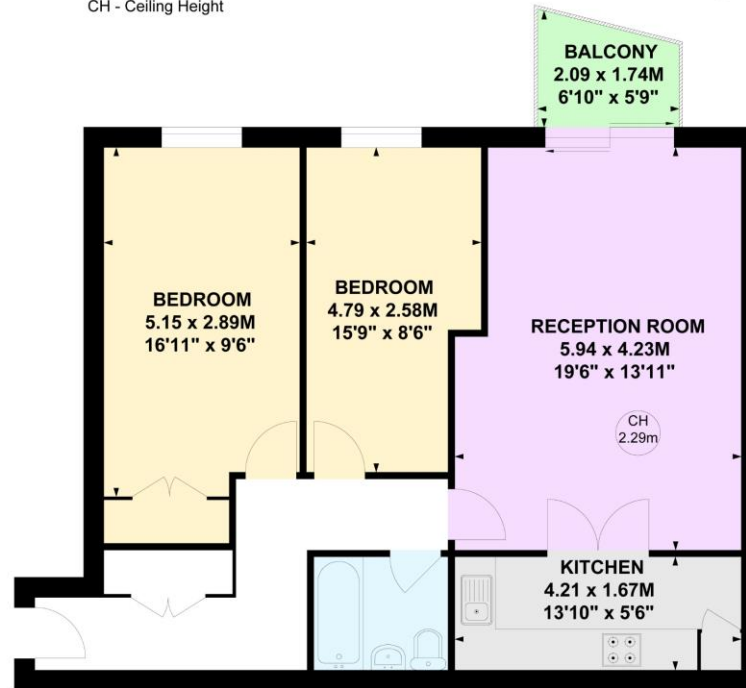
wandsworth@chestertons.co.uk

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# Compass House, SW18

Approximate gross internal area  
73.64 sq m / 792 sq ft

Key :  
CH - Ceiling Height



## 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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