



Anchor House  
Smugglers Way, SW18







A modern South West facing one bedroom flat located in the ever popular Riverside West development, Smugglers Way.

Offering almost 500 sq ft the property offers a spacious reception room leading on to the 180 south/west facing wrap around terrace overlooking the river, flooding the space with natural light and enjoying spectacular sunset views by night.

The property has been thoughtfully refurbished throughout featuring a new kitchen with great storage and integrated appliances. The bathroom has also been refurbished to an immaculate finish with a walk-in shower.

#### Location:

Riverside West is a popular riverside development.

It is ideally located for commuting into the city via Wandsworth Town with train to Waterloo only a few stops away. The line also serves stations including Putney, Twickenham, Richmond & Windsor, amongst others. Plantation Wharf and Wandsworth Riverside Quarter Pier are also close by for travel by Uber Boat.

#### On-Site Amenities & Local Highlights:

24-hour concierge service, On-site Virgin Active Gym, Pool & Sauna with Reformer Pilates studio - membership available to residents at a reduced rate. Discounted parking within Riverside West Car Park. You will also find Hudson's Convenience Store, a Children's Nursery and communal gardens.

The property is also within a short walk of Old York Road, offering a range of shops and restaurants with a village-like atmosphere, plus Southside Shopping Centre for further retail and entertainment options.

The areas of Putney, Chelsea and Fulham, Battersea & Clapham Junction are also close-by to enjoy all the highlights of West and South-West London.

- Service charge inclusive of water bill
- South west facing
- 180 wrap around balcony with river views
- 24hour concierge
- Almost 500 sq. ft.
- Private Balcony 5th Floor

Asking Price £400,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-45 F		
35-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Tenure:** Leasehold 972 years

**Service Charge:** £3585

**Ground Rent:** £350

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** E

**Chestertons Wandsworth Sales**

11 Huguenot Place

Wandsworth

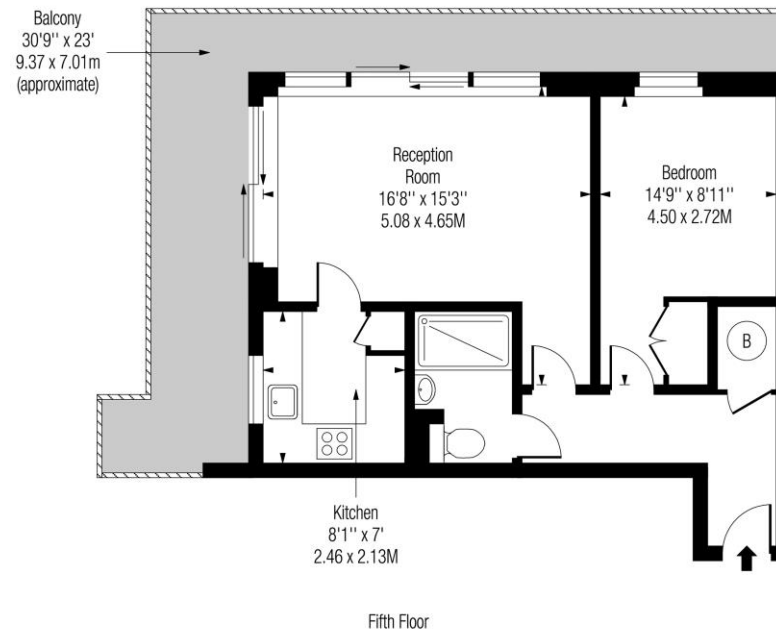
London

SW18 2EN

wandsworth@chestertons.co.uk

0208 104 7530

## Anchor House, SW18



Approx Gross Internal Area

**514 Sq Ft - 47.75 Sq M**

Includes Limited Use Area - 11 Sq Ft  
Drawn in accordance with IPMS 3B: Residential  
Illustration For Identification Purposes Only - Not to Scale  
[www.homespacestudio.co.uk](http://www.homespacestudio.co.uk) - Ref. No. 51071



Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable