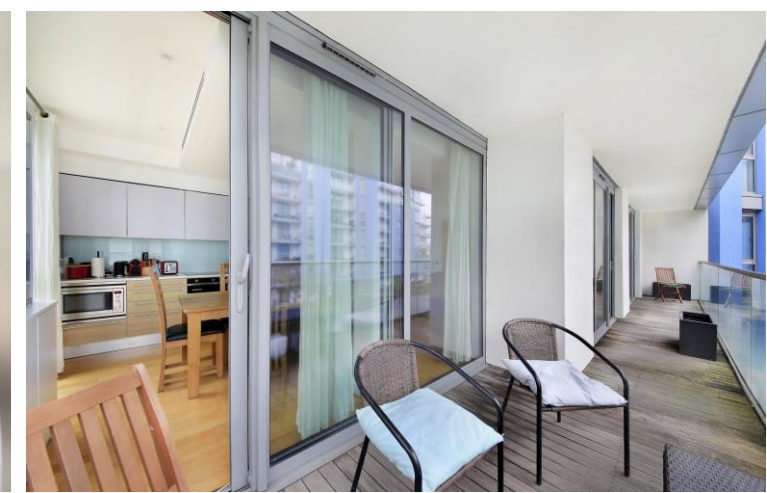




Milliners House  
Eastfields Avenue, SW18







Offering almost 1,000 square feet of living space the apartment has an large open plan, kitchen/diner/reception room with doors leading out to a balcony with lovely views over the communal gardens and the river.

Located on the 2nd floor, this two bedroom home is ready to move into.

Residents will enjoy the development's private leisure facilities, including a gym and swimming pool, as well as 24hr Concierge and Security Service, secure underground bicycle parking, Fibre Optic super-fast dedicated broadband and the convenience of an underground parking space.

Riverside Quarter is ideally positioned beside the river Thames, opposite the fashionable Hurlingham Club and next to the open space of Wandsworth Park.

The Wandsworth Riverside Quarter Pier is located at the development, providing fast services into central London from Uber Boat by Thames Clipper.

- Almost 1,000 sq. ft.
- Chain free
- River views
- Residents swimming pool
- Residents gym
- East Putney Tube (District Line) 0.7 miles

Asking Price £700,000

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
90-100 <b>A</b>		
81-89 <b>B</b>		
72-80 <b>C</b>	74	79
63-71 <b>D</b>		
55-62 <b>E</b>		
48-54 <b>F</b>		
39-47 <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold 975 years  
**Service Charge:** £7000 per annum  
**Ground Rent:** £350 per annum  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** F

*Chestertons Wandsworth Sales*

47 East Hill  
 London  
 SW18 2QE

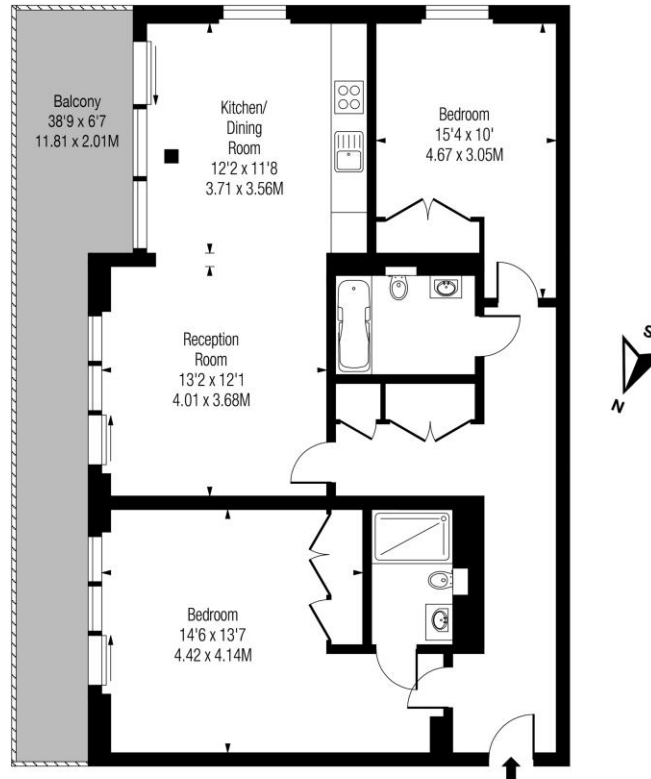
wandsworth@chestertons.co.uk

0208 104 7530

chestertons.co.uk



## Milliners House, SW18



Second Floor

Approx Gross Internal Area

**974 Sq Ft - 90.49 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. 51354



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