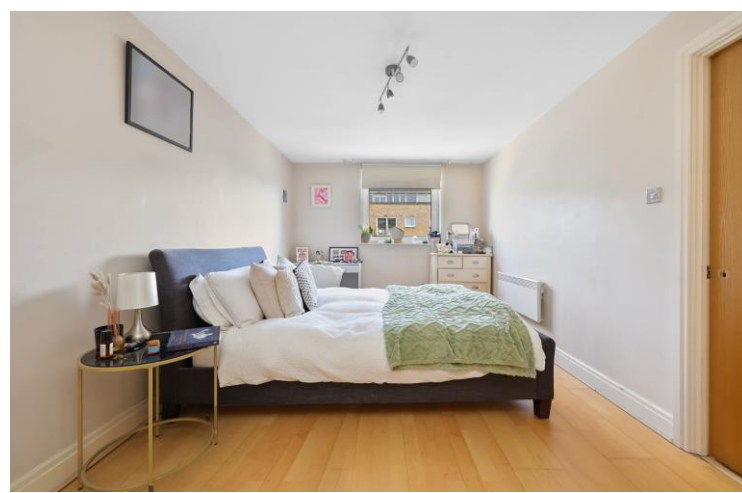




Compass House  
Wandsworth, SW18









Light and airy fifth floor apartment with East facing private balcony in a popular Riverside development in Wandsworth, a short walk from the amenities of Wandsworth Town.

This apartment offers excellent living space with a separate enclosed kitchen. There are two double bedrooms and family bathroom.

Riverside West development has a safe neighbourhood feel with 24 hour concierge and onsite amenities include a Virgin Active Gym (payable) and a Grocery store. Secure underground parking is available either to rent or purchase by separate negotiation.

Compass House benefits from being close to the boutiques, cafes and restaurants on Old York Road and Northcote Road. The property is a short walk from Wandsworth Town Station which offers direct services to Clapham Junction, Vauxhall and London Waterloo.

- Two Double bedrooms
- Family bathroom
- Open Plan living space
- East facing Balcony with River views
- Convenient Riverside location
- Sold with no onward chain

Asking Price £525,000

Energy Efficiency Rating		
	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 971 years  
**Service Charge:** £4090 per annum  
**Ground Rent:** £300 per annum  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** F

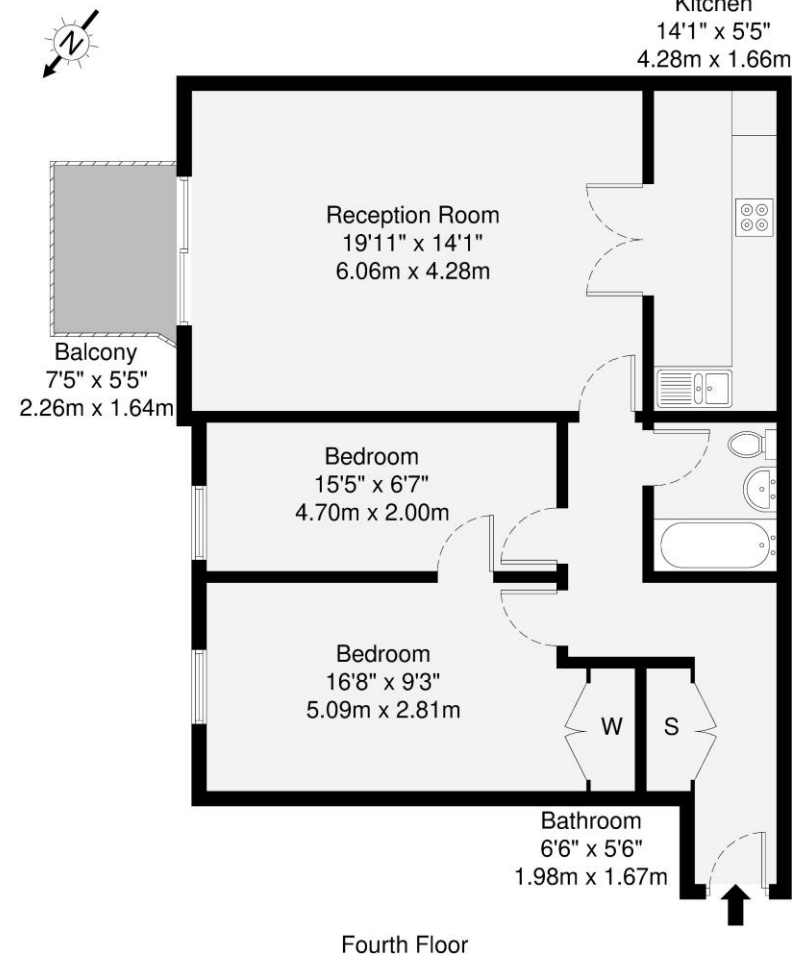
*Chestertons Wandsworth Sales*

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 London  
 SW18 2QE

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GROSS INTERNAL AREA (GIA)  
The footprint of the property  
74.1 sq m / 797 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobes total area  
2.0 sq m / 21 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
3.7 sq m / 39 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only.  
While we do not doubt the floorplan accuracy and completeness, you or your advisors should  
conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

