



Compass House
Smugglers Way, SW18





A 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.

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

Asking Price £500,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

Tenure: Leasehold 971 years remaining

Service Charge: £4502 per annum

Ground Rent: £350 per annum

Local Authority: London Borough of Wandsworth

Council Tax Band: F

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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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