



Dolphin House
Smugglers Way, SW18

CHESTERTONS





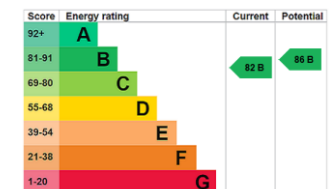
Offering over 700 sq. ft. of stylish living space, this spacious two-bedroom one bathroom apartment boasts breath taking river views and an abundance of natural light. Perfectly positioned just 0.2 miles from Wandsworth Town station, it provides exceptional commuter convenience with easy access to central London.

Residents benefit from a 24-hour concierge service, ensuring security and peace of mind around the clock. The well-designed interior features a fitted kitchen, generous living areas all complemented by scenic riverside vistas.

Ideal for professionals, investors, couples, or small families seeking a vibrant lifestyle in one of London's most sought-after neighbourhoods.

- Opportunity to inherit current tenancy
- Two beds
- One bath
- 24-hour concierge

Asking Price £475,000



Tenure: Leasehold 971 years remaining
Service Charge: £4762 per annum
Ground Rent: £300 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

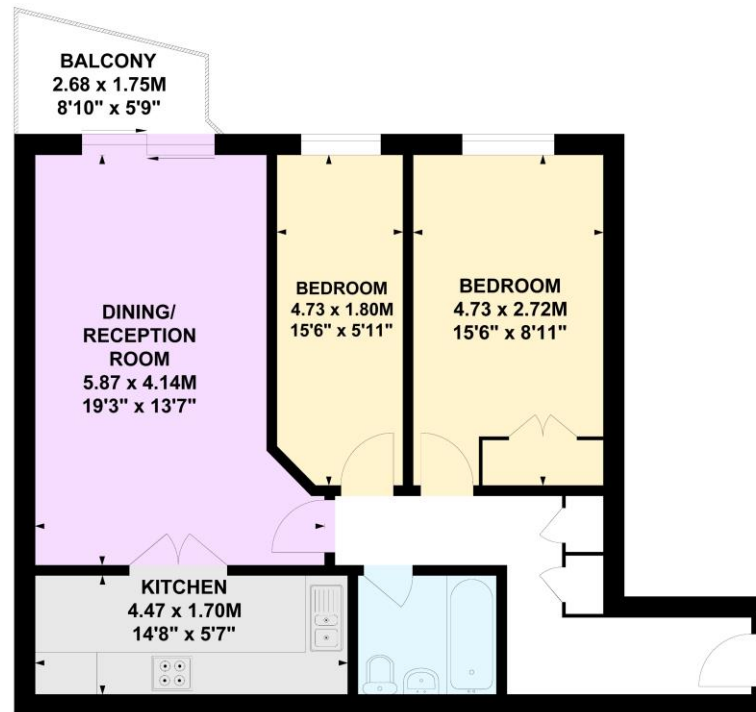
0208 104 7530

chestertons.co.uk

Dolphin House, SW18

Approximate gross internal area
65.09 sq m / 701 sq ft

Key :
CH - Ceiling Height



Fourth 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

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