



Bluewater House
Smugglers Way, SW18

CHESTERTONS





A well-presented one-bedroom apartment on the raised ground floor, finished to a good standard with views over the communal gardens with direct access to the river path. Conveniently located moments from Wandsworth Town Station.

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

- One bedroom
- New bathroom
- Concierge
- Large balcony
- Raised ground floor
- Semi-open-plan

Asking Price £350,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	67	77
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

Tenure: Leasehold 971 years remaining

Service Charge: £3000 per annum

Ground Rent: £300 per annum

Local Authority: London Borough of Wandsworth

Council Tax Band: E

Chestertons Wandsworth Sales

47 East Hill

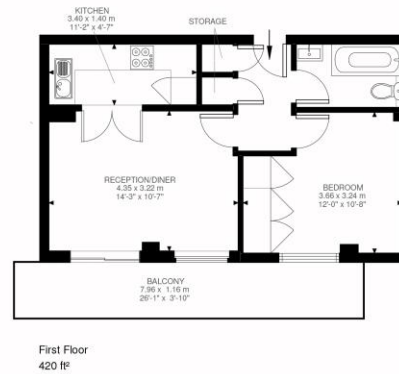
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Smugglers Way, SW18
Approximate Gross Internal Area
39.01 SQ.M / 420 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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