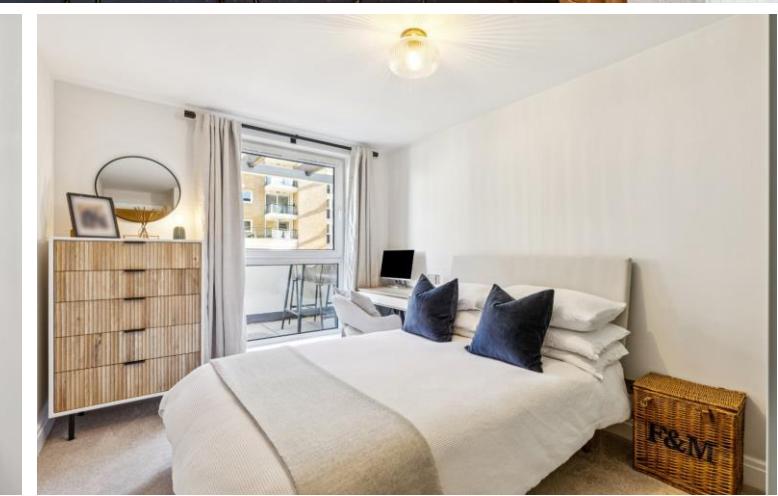
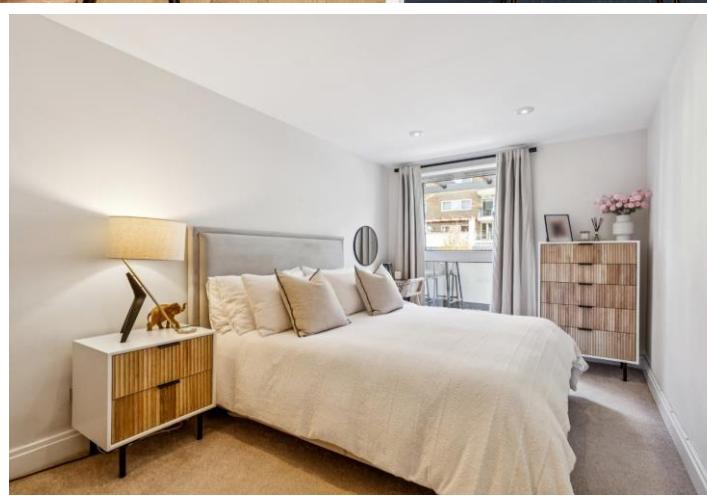




Compass House  
Smugglers Way, SW18

CHESTERTONS





An impressive second-floor modern apartment set within a popular riverside development in Wandsworth, benefitting from concierge service.

Offering over 800 sq. ft. of accommodation, this two-bedroom property includes a spacious lounge and a private balcony with lovely views. The property has been lovingly refurbished throughout by the current owners and is immaculately presented.

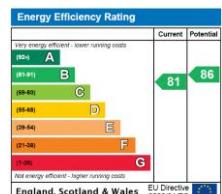
The large kitchen/living room leads directly to the spacious terrace and is the perfect space for entertaining. There are two well-sized double bedrooms and two contemporary bathrooms.

Compass House forms part of the popular Riverside West development on the south bank of the River Thames, just a short walk from Wandsworth Town Mainline Station with direct links to the City and the West End.

A fantastic selection of bars, restaurants, cafés, and local amenities can be found nearby in the Tonsleys, Wandsworth, Battersea, and Fulham, along with the green open spaces of Wandsworth Park and Wandsworth Common.

- Stunning two-bedroom apartment
- River views
- Amazing kitchen/living room
- Concierge and lift
- Long lease - 971 years
- Close to station

Asking Price £675,000



**Tenure:** Leasehold 970 years remaining

**Service Charge:** £3800 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

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0208 104 7530

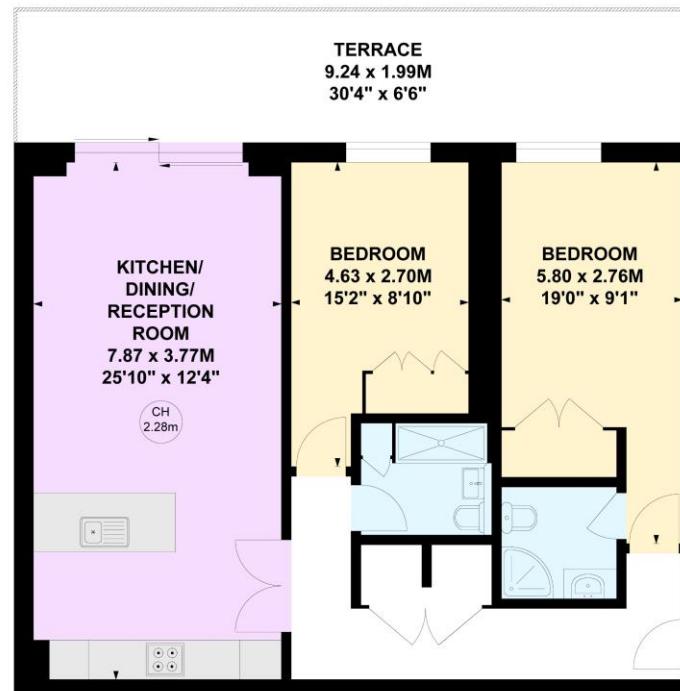
chestertons.co.uk

# Compass House, SW18

Approximate gross internal area

77.75 sq m / 837 sq ft

Key :  
CH - Ceiling Height



**First 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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