

**FOR SALE**



**Dolphin House, Smugglers Way, SW18**

**GUIDE PRICE £450,000 Leasehold**

 **2**

 **1**

  
**samuel estates**  
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# Property Description

Introducing this exceptional two-bedroom flat in the highly sought-after Dolphin House Riverside development, ideally situated alongside the scenic Thames River. Perched on the third floor, this meticulously designed property boasts a spacious open-plan living area, bathed in natural light. Ideal for both unwinding and hosting, the living space flows effortlessly to a private balcony, a serene spot for morning coffees or evening relaxation with a view.

Inside, the flat features two generously proportioned double bedrooms, a modern bathroom, while the stylish reception area offers a welcoming space that ties the home together beautifully.

Nestled in vibrant Wandsworth, Dolphin House enjoys close proximity to local parks, riverside paths, and a fantastic selection of shops, cafes, and eateries. Wandsworth Town station is just a short walk away, connecting you to central London with ease. With its contemporary interiors, spacious layout, and exceptional location, this property presents a rare opportunity for anyone seeking a stylish home in one of London's most desirable riverside neighbourhoods.



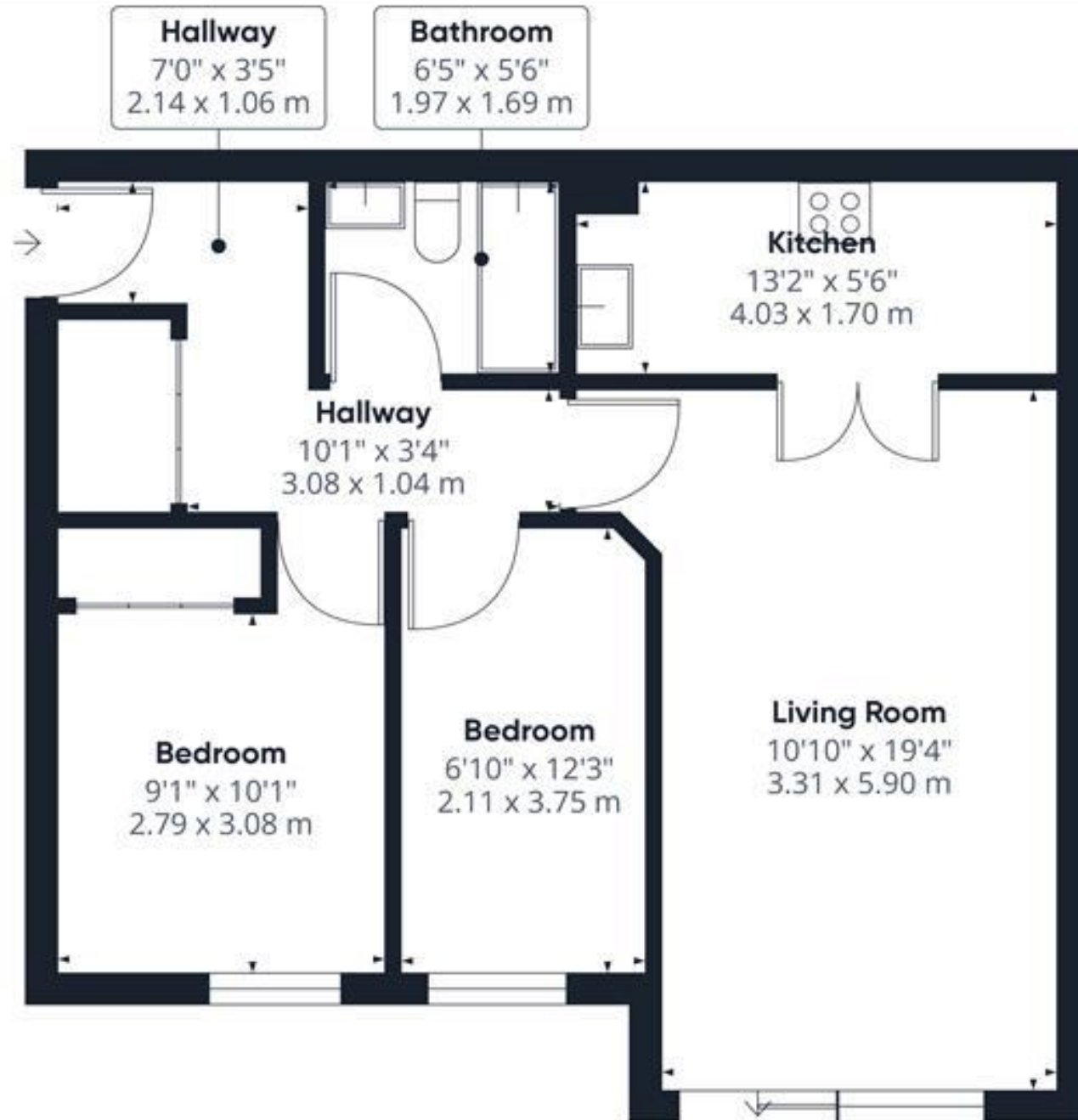
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	82	88
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.







Approximate total area<sup>†</sup>

608.81 ft<sup>2</sup>

56.56 m<sup>2</sup>

(†) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 973 years remaining

**Service Charge** – £2684.45

**Ground Rent** – £300

**Council Tax Band** – E

**Local Authority** – Wandsworth Council



**Property Type**  
Flat (Third Floor)



**Construction Type**  
Brick



**Parking**  
Parking Permit



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric  
Communal



**Broadband**  
Standard/ Superfast/  
Ultrafast



**Mobile Signal**  
Good Coverage

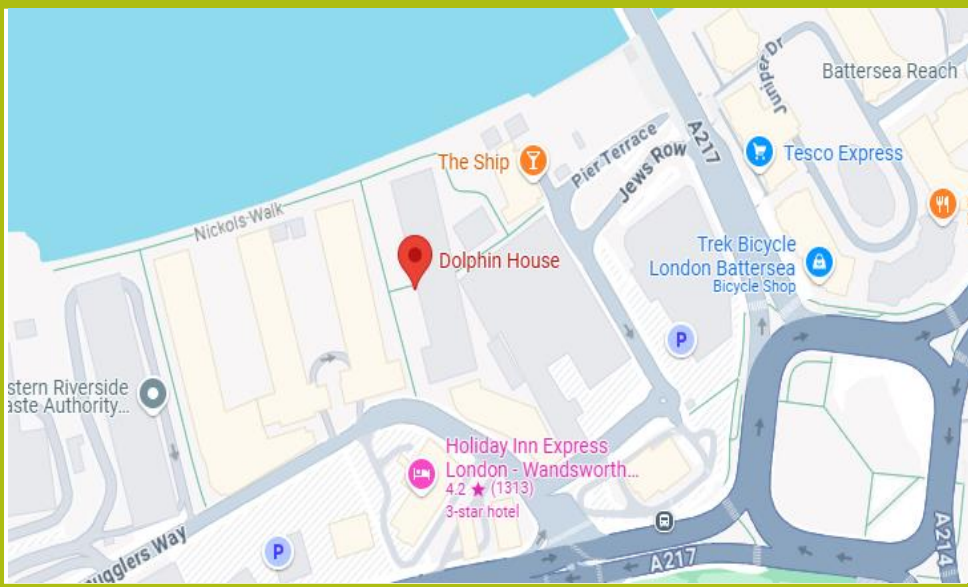


**Flood Risk**

*Has the property been flooded in the past five years: NO*  
Risk Level: Low



**Proposed Development  
in Immediate Locality?**  
None



### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 0208 679 9889

