

RIVERSIDE WEST, SMUGGLERS WAY, SW18





Key Features

- Modern, very well presented two double bedroom flat
- Bright reception room leading to private balcony
- Contemporary fully-fitted kitchen
- Wooden floors throughout
- Well managed building with lift and 24hr concierge

Description

A modern and very well presented two bedroom, two bathroom apartment situated within this exclusive riverside development in Wandsworth. The apartment offers a spacious and bright reception room with direct access to the large private balcony, semi open plan fully fitted kitchen, two double bedrooms (one of which with ensuite shower room) and modern family bathroom. The property further benefits from wooden floors throughout, secure entry phone system, 24 hour concierge and 1 Gb broadband service for residents (by separate negotiation). Secure underground parking is available by separate negotiation.

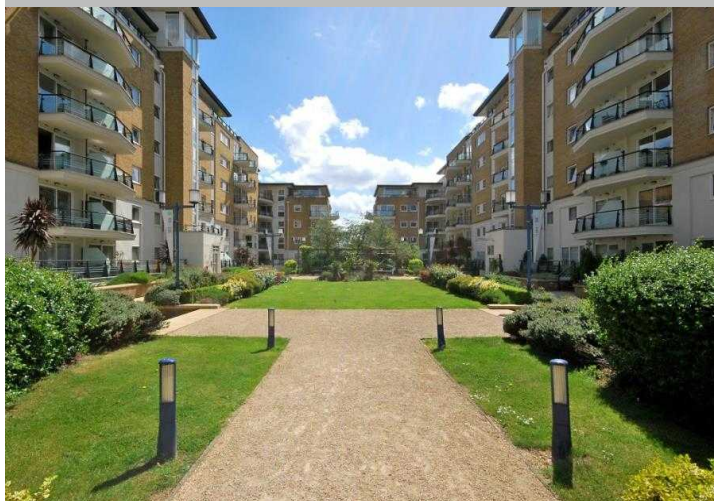
Situation

Smugglers Way is close to Wandsworth Bridge and overlooks the River Thames. The riverside walk has a number of shops and cafes located within the development. The area benefits from a main-line station Wandsworth Town which is 11 minutes to Waterloo Station (Jubilee, Northern, Bakerloo lines, British Rail and Eurostar) and central London. By road, the nearest main route is the A3 and South Circular (A205) for routes in and out of London.

**RIVERSIDE WEST,
SMUGGLERS WAY, SW18**



Modern and bright apartment within an exclusive riverside development



Terms

Price: £525.00 per week

Furnished/Unfurnished: Furnished or Unfurnished

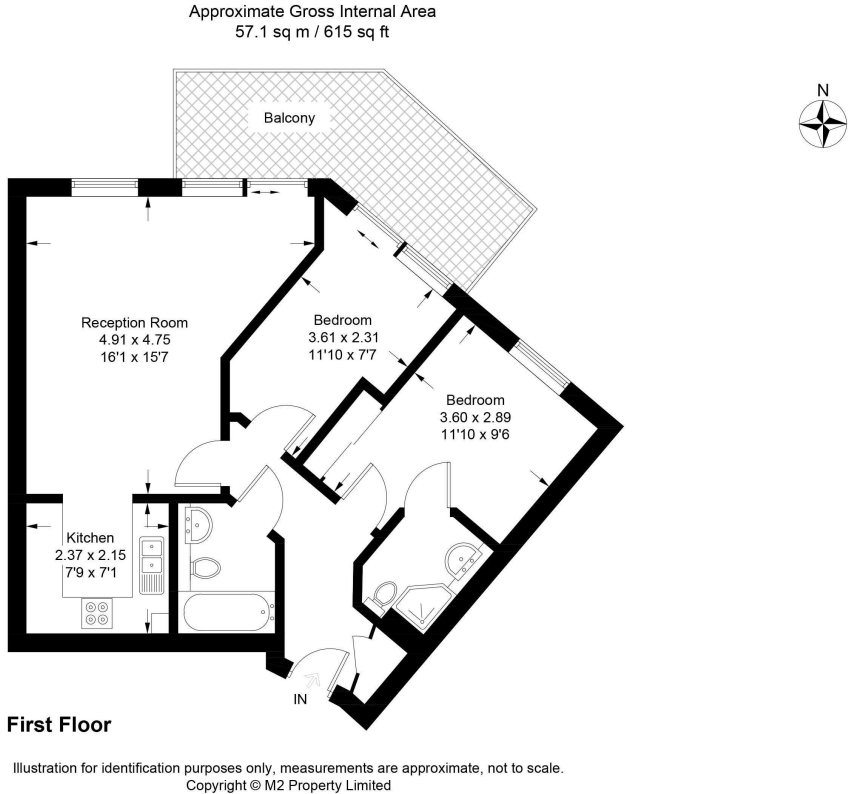
Local Authority/Council Tax: Wandsworth Band E £1,210.09

Viewing To view call 020 7043 8431

Parking: Secure by sep neg

Fees: M2 Property do not charge tenant administration fees.We are members of The Property Ombudsman Redress Scheme for Residential Sales and Lettings (Membership No. D00776) andClient Money Protect (Membership No. CMP003231).

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (92-100) A	
(81-91) B	85	(81-91) B	79
(69-80) C	78	(69-80) C	76
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.	



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