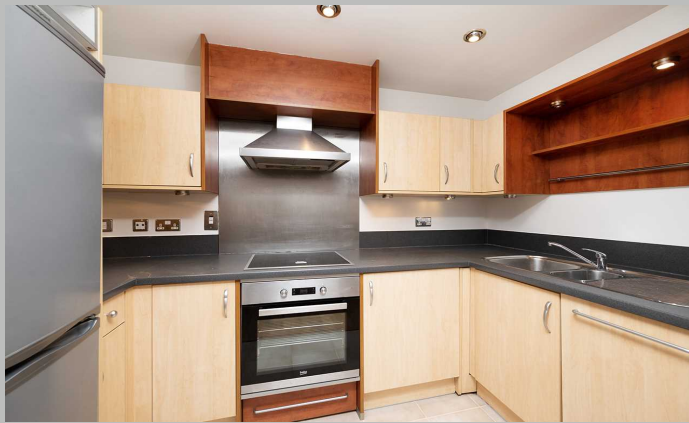


RIVERSIDE WEST, SMUGGLERS WAY, SW18





Key Features

- Modern and desirable two bed two apartment
- Large and bright reception room with dining area
- Private balcony with stunning riverviews
- Access to communal gardens
- Exclusive 24 h portered riverside development

Description

A fantastic two double bedroom, two bathroom fifth floor apartment with stunning river views situated within this exclusive riverside development. The flat comprises a bright reception/dining room with access to a sunny balcony with river views, contemporary fully equipped modern kitchen, main bedroom with fitted wardrobe and en-suite shower room, second good-size double bedroom, and bathroom with shower over bath. The property further benefits from secure entry phone system, 24 hour concierge and up to 3 Gb broadband service for residents (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 two bed two bath flat with stunning river views in an exclusive development



Terms

Price: £525.00 per week

Furnished/Unfurnished: Unfurnished

Local Authority/Council Tax: Wandsworth Band E £1,222.59

Viewing To view please 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) and Client Money Protect (Membership No. CMP003231).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.

Approximate Gross Internal Area = 62 sq m / 667 sq ft

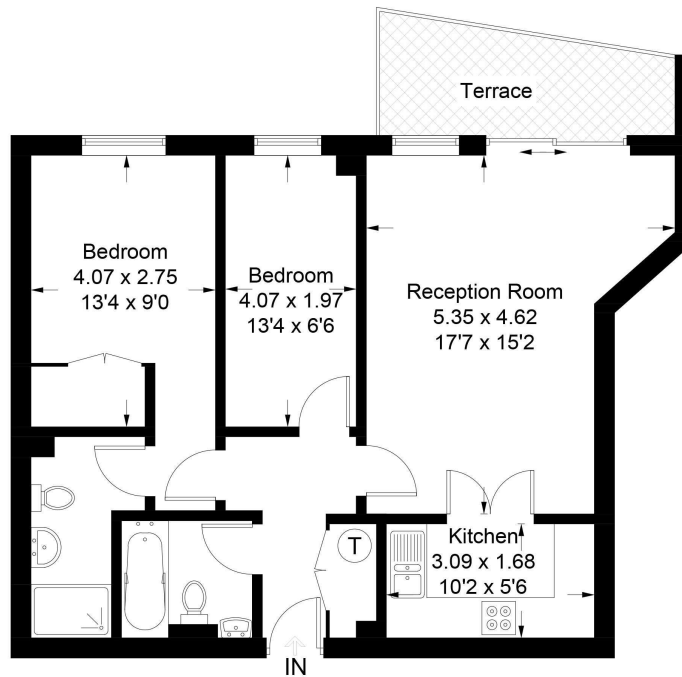


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