





### Key Features

- Modern and bright two bed two bath apartment
- Large reception area with open plan kitchen
- Private balcony with stunning river views
- Access to communal gardens
- Exclusive 24 h portered riverside development

### Description

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

### Situation

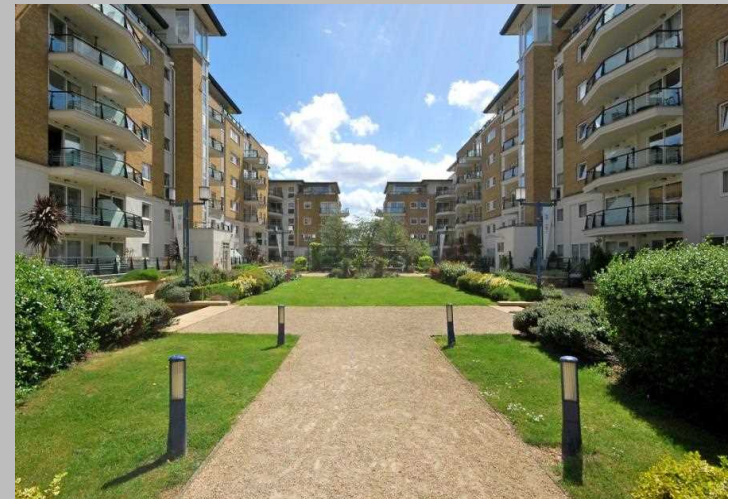
Smugglers Way is close to Wandsworth Bridge and overlooks the River Thames. The riverside walk has a number of shops and cafes located within the development. The area benefits from a main-line station Wandsworth Town which is 11 minutes to Waterloo Station (Jubilee, Northern, Bakerloo lines, British Rail) and 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*





## Terms

**Price:** £540,000

**Tenure:** Leasehold 975 Years Unexpired

**Service:** £3301.88 Annually

**Ground Rent:** £175.00 Annually

**Local Authority/Council Tax:** Wandsworth Band F £1,388.32

**Viewing:** Exclusively via M2 Property on 020 7043 8431

**Parking:** Secure by sep neg

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

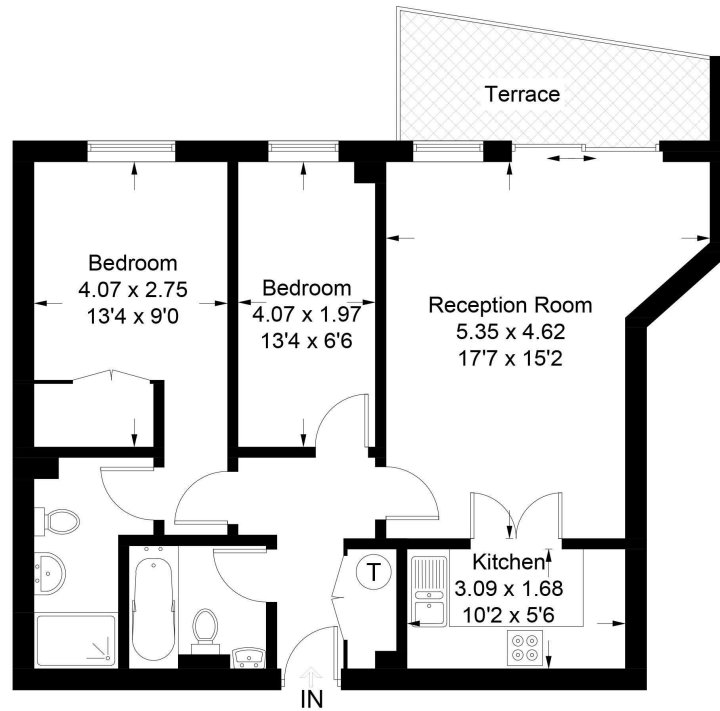


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