





Key Features

- Modern and spacious two bedroom riverside apartment
- Large reception room with separate fully fitted kitchen
- Balcony with stunning river views
- Well managed building with lift and 24hr concierge
- Shops and amenities located in the development

Description

A modern and spacious two bedroom apartment with river views set on the 6th floor of this exclusive riverside development in Battersea. This fantastic apartment offers a bright and large reception/dining area with direct access to the balcony overlooking the river and separate fully fitted contemporary kitchen, two double bedrooms with fitted wardrobes and a modern family bathroom. The property further benefits from good storage space, secure entry phone system, 24 hour concierge and 2 Gb broadband service for residents (by separate negotiation).

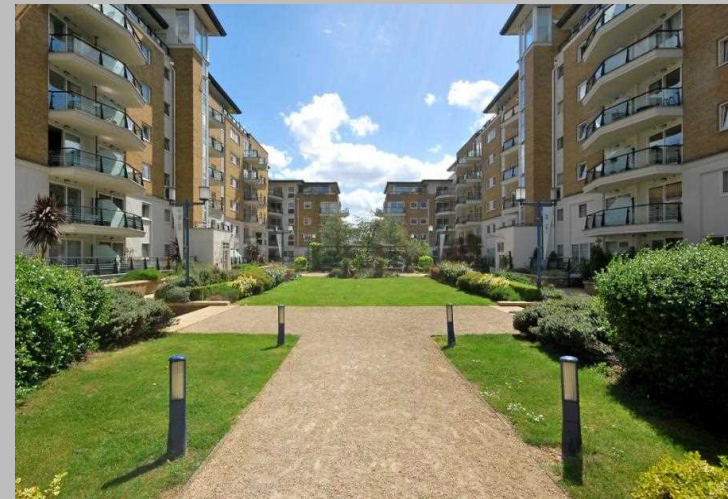
Situation

Smugglers Way is close to Wandsworth Bridge and overlooks the River Thames. The riverside walk has a number of shops and cafes located locally within walking distance from the property. The area benefits from great transportation links including a main-line station, Wandsworth Town, which is only 6 minutes into Vauxhall station (Victoria line) and 15 minutes into Waterloo Station (Jubilee, Northern, Bakerloo lines, British Rail and Eurostar) as well as many bus routes (28, C3, 295) into 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**

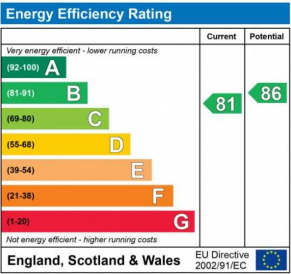


A stunning 6th floor apartment with direct river views



Terms

Price: £535,000
Tenure: Leasehold 975 Years Unexpired
Service £1652.18 Six Monthly
Ground Rent: £75.00 Six Monthly
Local Authority/Council Tax: Wandsworth Band F £1,388.32
Viewing To view please call M2 Property on 0207 043 8431
Parking: Secure by sep neg



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 = 74.9 sq m / 806 sq ft

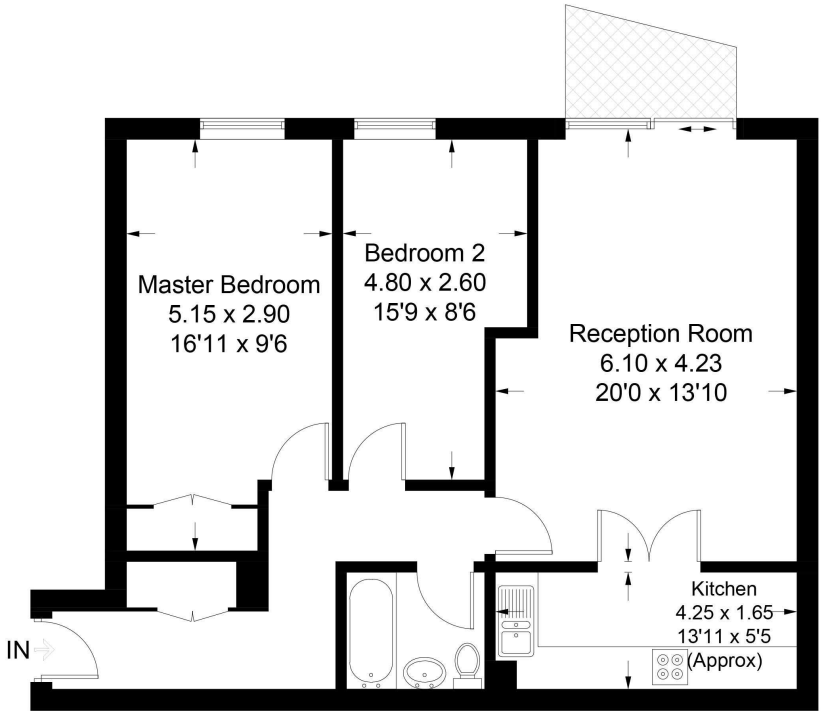


Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright © M2 Property Limited



M2 Property | 6 Roland Gardens | South Kensington | London SW7 3PH T 020 7043 8432 E info@m2property.com www.m2property.com

We have prepared these property particulars for the general guidance of intending purchasers or lessees. They are not designed to constitute a part of an offer or contract. For the purpose of the Property Misdescriptions Act 1991 and subsequent amendments we have taken all reasonable steps to ensure the accuracy of the details contained herein, however such statements are not to be relied on as a representation of fact and do not constitute any warranty or representation by M2 Property or the Vendors or Lessors. All photographs, measurements, floor plans and distances are given as a guide and should be checked before purchasing furniture, carpets, fixtures or fittings. Intending Purchasers or Lessees should satisfy themselves as to the accuracy of each of the statements contained in these particulars and should rely solely upon their own judgement, inspection and enquiries before entering into any contract. The floor plan if shown is intended as a guide to layout only and must not be relied on for any other purpose. It is not to scale. The copyright of all details, photographs and floor plans contained in these property particulars remain exclusive to M2 Property.