



Cinnamon Row
London, SW11

CHESTERTONS





Situated right next to the iconic and historic River Thames, this is a rare opportunity to purchase a beautiful five bedroom town house in a highly regarded Riverside development with 24 hour concierge and security.

The stunning home offers 2,437 sqft of floorspace, all finished to an outstanding standard with a stylish twist throughout. Natural light floods through on every floor making it a wonderful space to live, work and entertain. The property benefits from off street parking for two cars and this hugely versatile property has a sun soaked private terrace that links the front and rear of the property which adds further charm to this unique home.

The spacious ground floor is utilised as a TV / dining area with access to a private office, there are a number ways that this fabulously rare space could be configured.

With the site having history dating back to 1763, Plantation Wharf was the first wharf to be built in West India Docks. Built as a landing stage with warehouses for sugar and other commodities from around the world. Cinnamon Row forms part of the new Plantation Wharf, a popular Riverside development dating to the mid 1990s.

The Thames Path is on your doorstep, with a short stroll to restaurants, cafes and bars. Clapham Junction and Wandsworth Town stations are within a 10 minute walk, as is a hop over the bridge into Fulham & Chelsea. The River Bus also offers quick access to the city and West End from Plantation Pier.

- Five bedroom town house in a Stunning Riverside development
- Spacious ground floor, with versatile living
- Immaculate condition throughout
- Newly renovated and modernised throughout
- Off street parking for two cars

Offers in excess of
£1,500,000

| Energy Efficiency Rating | | |
|---|---------|-----------|
| Energy efficient - lower running costs | Current | Potential |
| 92-100 A | | |
| 81-91 B | | |
| 69-80 C | | 82 |
| 55-68 D | 69 | |
| 49-54 E | | |
| 35-48 F | | |
| 1-34 G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

Tenure: Leasehold 113 years 3 months

Service Charge: £7,352 pa

Ground Rent: £200 pa

Local Authority: London Borough of Wandsworth

Council Tax Band: H

Chestertons South West Prime Sales

23a Friars Stile Road

Richmond

Surrey

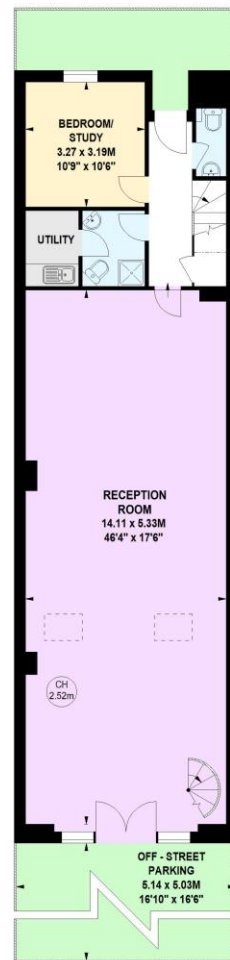
TW10 6NH

swprime@chestertons.co.uk

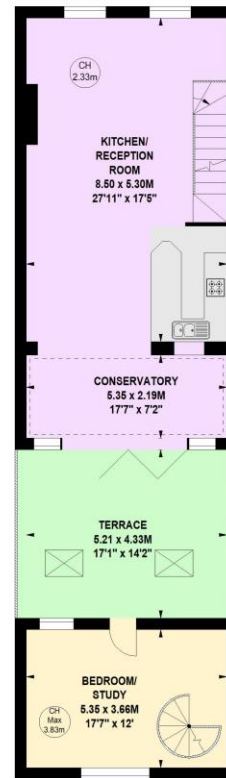
Cinnamon Row, SW11

Approximate gross internal area
226.40 sq m / 2437 sq ft

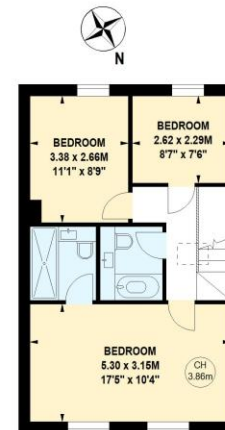
Key :
CH - Ceiling Height



Ground Floor



First Floor



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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