

Chapelier House, Riverside Quarter SW18

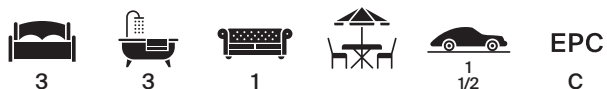




Chapelier House

Riverside Quarter SW18

This spacious three-bedroom apartment is arranged over the second floor of a modern development in Riverside Quarter and is the epitome of contemporary riverside living. Offering approximately 1,503 square foot of living space, this lateral home offers a fabulous open-plan entertaining room with spectacular views of the River Thames and the green spaces of Hurlingham Park in the distance. The view can also be enjoyed from the two balconies accessed from the reception room.



Guide price: £1,500,000

Tenure: Leasehold: approximately 976 years remaining

Service charge: £10,384 per annum, reviewed every year, next review due 2025

Ground rent: £450 per annum, reviewed every 25 years, next review due 2031

Local authority: London Borough of Wandsworth

Council tax band: H



The apartment has three double bedrooms, all of which benefit from built in storage. Two of the bedrooms have en suite bathrooms, and there is a separate shower room to serve the third bedroom. There is the added benefit of having comfort cooling, underfloor heating, and a secure underground parking space.

Riverside Quarter is a popular development in leafy Wandsworth which has an on-site gym and a concierge. When it comes to transport, the Thames Clipper River Taxi is just moments from the property providing access to Central London, and for rail access, the District Line at East Putney underground station, and the Overground Line at Wandsworth Town station are both 0.7 miles away. The property is located next to the green spaces of Wandsworth Park and close to the shops and eateries in Putney, Wandsworth Town, and the Southside shopping centre.

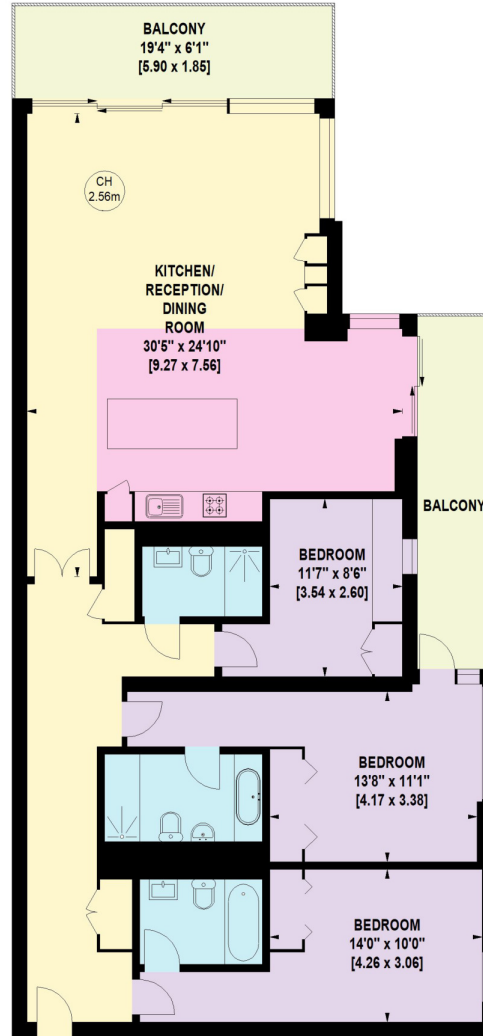




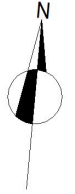
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**Approximate Gross Internal Floor Area
139.63 sq m / 1503 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



We have been informed that the building has been constructed using some combustible materials. However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low, and that no remedial works are required to the external wall of the building. If necessary, further information can be provided upon request.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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