



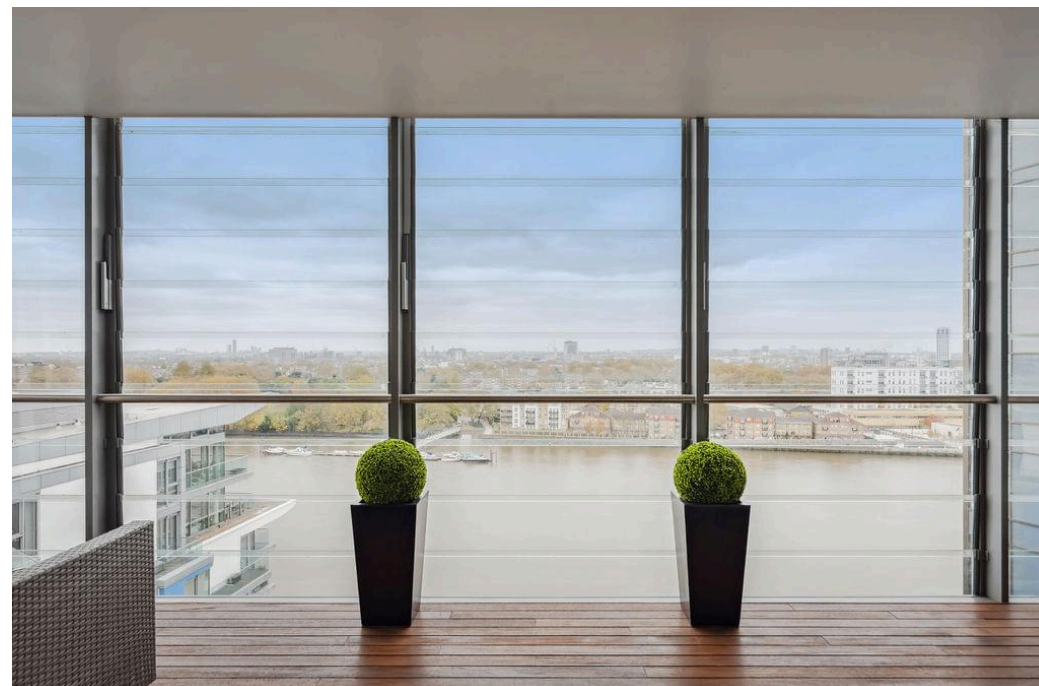
Eastfields Avenue, London SW18



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An immaculate three double bedroom 11th floor apartment with stunning views of the River Thames.

This beautiful lateral apartment is arranged over the eleventh floor of a contemporary development next to Wandsworth Park and the River Thames. The property comprises a bright and spacious dual aspect open-plan kitchen reception room with access to a large balcony, boasting incredible river views.



Guide price: £1,250,000

Tenure: Leasehold: approximately 986 years remaining

Service charge: £10,500 per annum, reviewed annually, next review due 2025

Ground rent: £400 per annum, reviewed annually, next review due 2025

Local authority: London Borough of Wandsworth

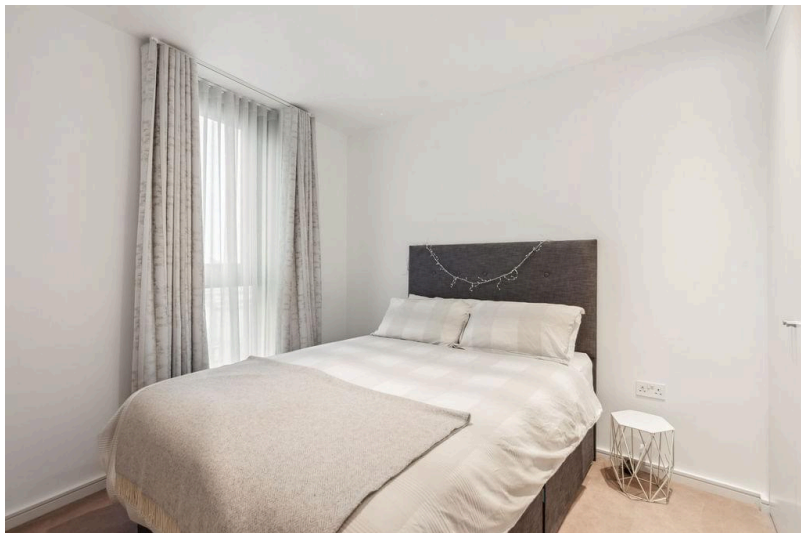
Council tax band: G



Eastfields Avenue

There are three good sized double bedrooms, all of which benefit from having built-in storage and westerly views towards the park, the river and beyond, and the principal room has an ensuite bathroom. In addition, there is a stylish family bathroom, plenty of storage in the hallway, and a secure underground parking space.

Eastfields Avenue offers some of the best in riverside living combining modern apartments with a vibrant riverside community. Residents' facilities include a concierge, a swimming pool, and a gym. A selection of restaurants, cafes, a leisure centre, and a convenience store mean that residents have all they need on their doorstep. The river taxi service stops at the pier at Riverside Quarter offering commuters an alternative to conventional public transport. Wandsworth Town rail station is 0.6 miles away for quick links to London Waterloo, and the District Line can be found at East Putney underground station which is 0.8 miles away.

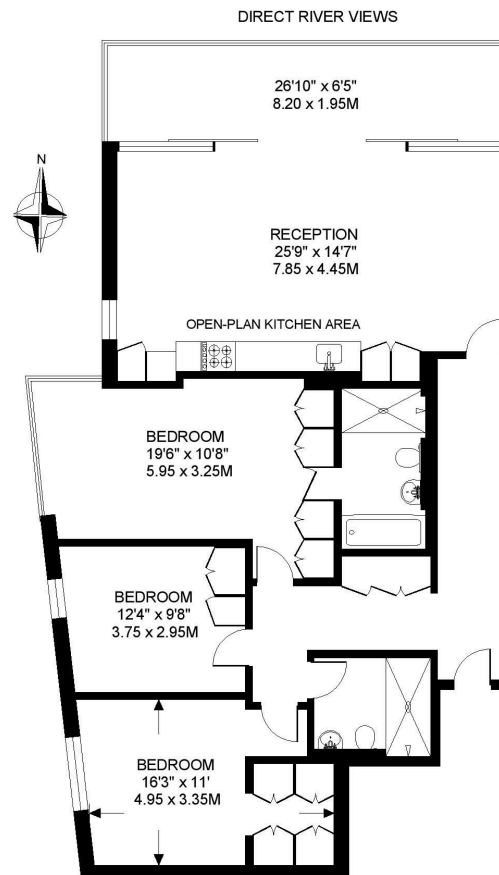


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Approximate Gross Internal Floor Area

131.4 sq m / 1414 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.



ELEVENTH FLOOR

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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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