



Anchor House, Smugglers Way, London SW18



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A spacious and modern five-bedroom apartment, located on the river, in the established Riverside West development. The apartment comprises a double open-plan reception room with fully-fitted kitchen, offering ample space for dining and entertaining, as well as access to a private wrap-around terrace with stunning direct river views. The rest of the apartment comprises a principal bedroom with a dressing/wardrobe area and en-suite shower room, four double bedrooms with built-in cupboards and second en-suite, family bathroom and utility room for extra storage.



Guide price: £1,750,000

Tenure: Leasehold: approximately 972 years remaining

Service charge: £9,533.54 per annum, reviewed annually, next review due 2025

Ground rent: £500 per annum, reviewed annually, next review due 2025

Local authority: London Borough of Lambeth

Council tax band: G



Location

Riverside West is a professionally managed development with a 24-hour concierge service and is conveniently located for commuting into the city via Wandsworth Town, with Waterloo only four stops away. The development further benefits from a Hudson Convenient Store, an on-site nursery, a Virgin Active Gym, and is nearby to Southside Shopping Centre, local shops and restaurants.

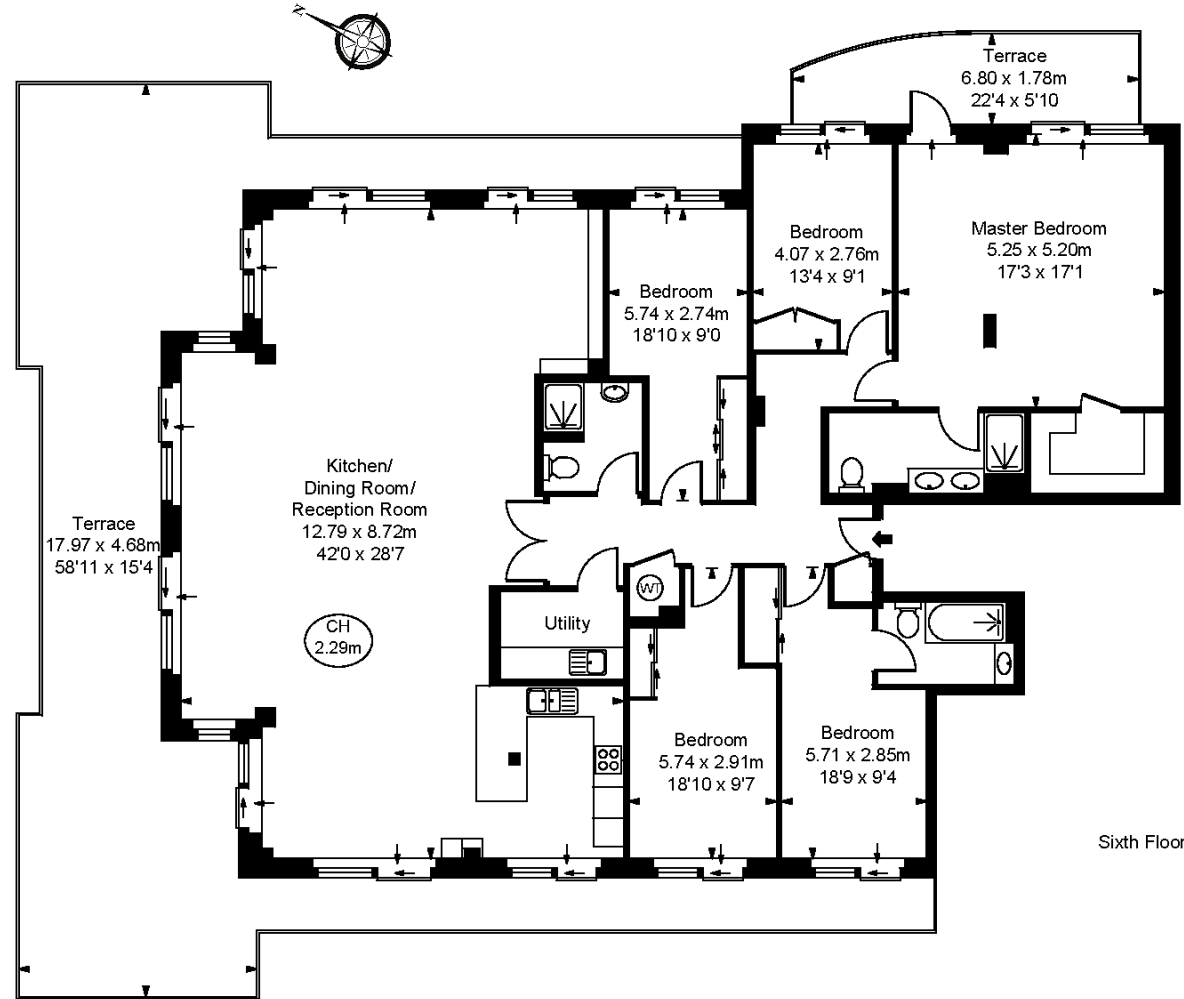
Please Note: We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice



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Approximate Gross Internal Floor Area
221.63 sq m / 2386 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.



Sixth 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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