

# RIVERHOMES

Riverside Quarter  
Wandsworth SW18

£550,000  
Leasehold



## Riverside Quarter Wandsworth SW18

Set on the third floor of one of Riverside Quarter's newest buildings, this immaculately presented apartment offers stylish modern living with sweeping views of the Thames. The open-plan reception and fully fitted kitchen open directly onto a generous private balcony which is perfect for entertaining or relaxing while enjoying the river outlook. The principal bedroom features built-in wardrobes and a beautifully finished en suite shower room, while the second double bedroom, also with fitted storage, is served by a sleek guest bathroom. Residents benefit from first-class amenities including 24 hour concierge and security, a well-equipped gym, and an indoor swimming pool. Ideally positioned for transport connections, the development is close to Wandsworth Town and Putney trainline stations, East Putney and Putney Bridge underground (District Line), and Thames Clipper services from Riverside Quarter Pier, providing a convenient link into the City.

### KEY FEATURES

**2 bedrooms**

**2 bathrooms**

**Open-plan living and kitchen**

**Built-in wardrobes in the principal bedroom**

**Private balcony**

**Views of River Thames**

**24 hour concierge service**

**Access to gym and swimming pool**

**Walking distance to Wandsworth Town, Wandsworth Park and Putney High Street**

**Excellent transport Links from East Putney Station, Wandsworth Town and Putney Bridge**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Wandsworth
<b>Internal area:</b>	723 sq. ft. / 67.17 sq. m.
<b>No. of bedrooms:</b>	2
<b>Council tax band:</b>	F
<b>Lease length:</b>	986 years approx. remaining
<b>Ground rent:</b>	£100 approx. per annum
<b>Service charge:</b>	£6,000 approx. per annum

