



## EASTFIELDS AVENUE, LONDON, SW11

### 2 BED APARTMENT

£900,000

A beautifully presented and spacious two double bedroom, two bathroom apartment located on the third floor of Three Eastfields Avenue, within the highly regarded Riverside Quarter development in Wandsworth. Extending to over 1,000 sq ft, this impressive home offers generous proportions, modern finishes and attractive river views.

The apartment features a bright and expansive open-plan reception and dining area, enhanced by floor-to-ceiling windows that flood the space with natural light. The living area opens onto a winter garden, providing a versatile additional space ideal for relaxing or entertaining throughout the year. The contemporary fitted kitchen is well appointed with integrated appliances and ample storage.

Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from a modern en-suite bathroom, while a second stylish bathroom serves

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## RIVERSIDE QUARTER, SW18



Approx. Gross Internal Floor Area 1090 sq. ft / 101.28 sq. m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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