



## Riverside Quarter Wandsworth SW18

Immaculately presented, this two-bedroom ground-floor apartment boasts stunning river views and a private patio area of approximately 40 feet. This elegant residence features a spacious reception room with direct access to the patio, an open-plan kitchen equipped with integrated appliances, and two generously sized double bedrooms, each with built-in wardrobes. The master bedroom includes a luxurious en-suite shower room, and the apartment also offers a separate, well-appointed bathroom. The generous hallway is enhanced by a built-in storage cupboard, providing ample space for organization. Additional amenities include a dedicated concierge service, access to a residents' gym and swimming pool, secure underground parking, and beautifully maintained communal gardens. This apartment offers a blend of luxury, comfort, and convenience in a picturesque riverside setting.

### KEY FEATURES

**2 bedroom apartment**

**2 bathrooms**

**Patio garden**

**Open-plan kitchen**

**Secure underground parking**

**Access to gyms and swimming pool**

**Concierge service**

**Conveniently located close to shops and restaurants**





ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 58 D    | 60 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

KEY INFORMATION

**Local authority:** London Borough of Wandsworth

**Internal area:** 907 sq. ft. / 84.29 sq. m.

**Council tax band:** F

**No. of bedrooms:** 2

