

TO LET



Dolphin House, Smugglers Way, Wandsworth, SW18

£2,250.00 PCM

2

1

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Property Description

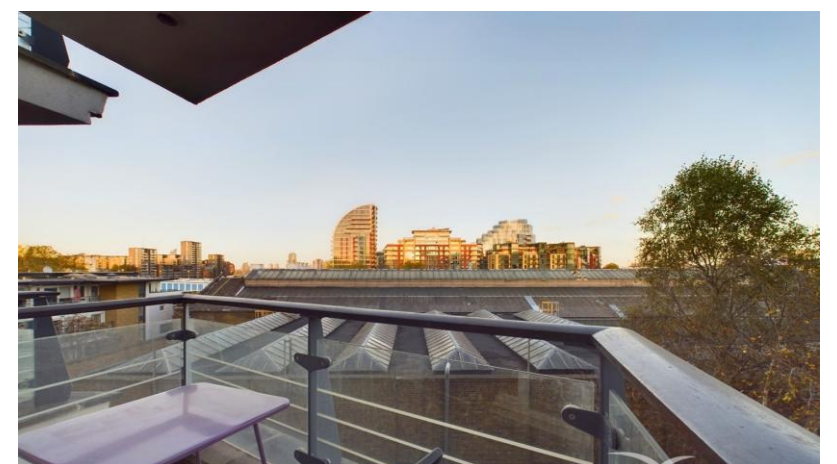
Introducing this exquisite two-bedroom flat in the desirable Dolphin House riverside development. Perched on the third floor, this meticulously designed property boasts a spacious open-plan living area, bathed in natural light. Ideal for both unwinding and hosting, the living space flows effortlessly to a private balcony, a serene spot for morning coffees or evening relaxation with a view.

Inside, the flat features two generously proportioned double bedrooms, a modern bathroom is fitted with high-quality fixtures and finishes, while the stylish reception area offers a welcoming space that ties the home together beautifully.

Nestled in vibrant Wandsworth, Dolphin House enjoys close proximity to local parks, riverside paths, and a fantastic selection of shops, cafes, and eateries. Wandsworth Town station is just a short walk away, connecting you to central London with ease. With its contemporary interiors, spacious layout, and exceptional location, this property presents a rare opportunity for anyone seeking a stylish home in one of London's most desirable riverside neighbourhoods.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

Date Available – 26/01/2026

Holding deposit amount – £519

Security Deposit amount (Five weeks rent) – £2,596.00

Council Tax Band – B

Local Authority – Wandsworth Council



Property Type

Flat (Third Floor)



Construction Type

Brick



Parking

Parking Permit



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

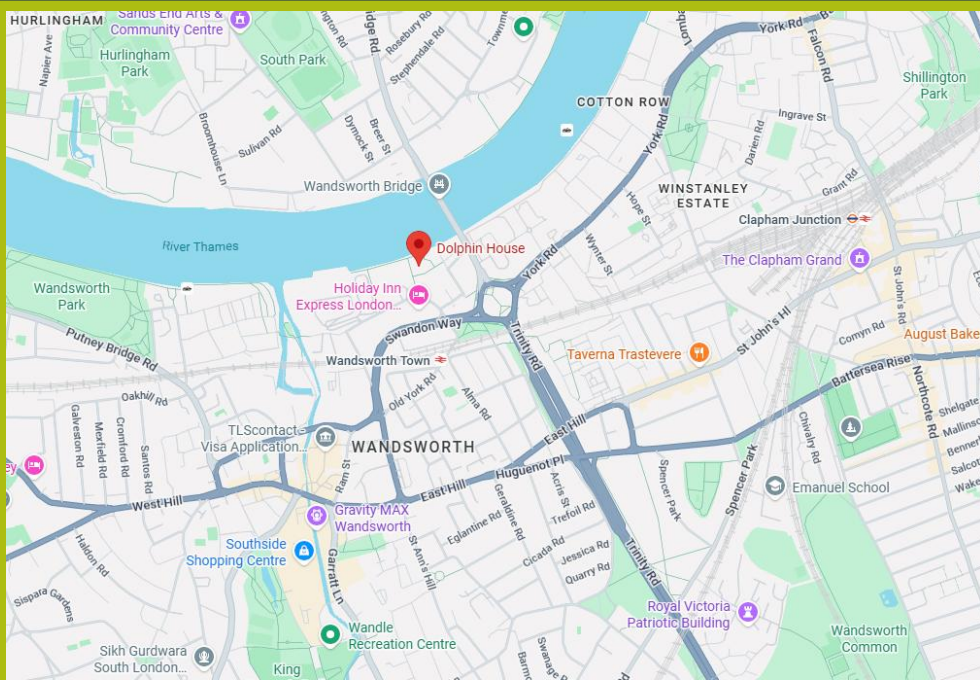
Has the property been flooded in the past five years: NO

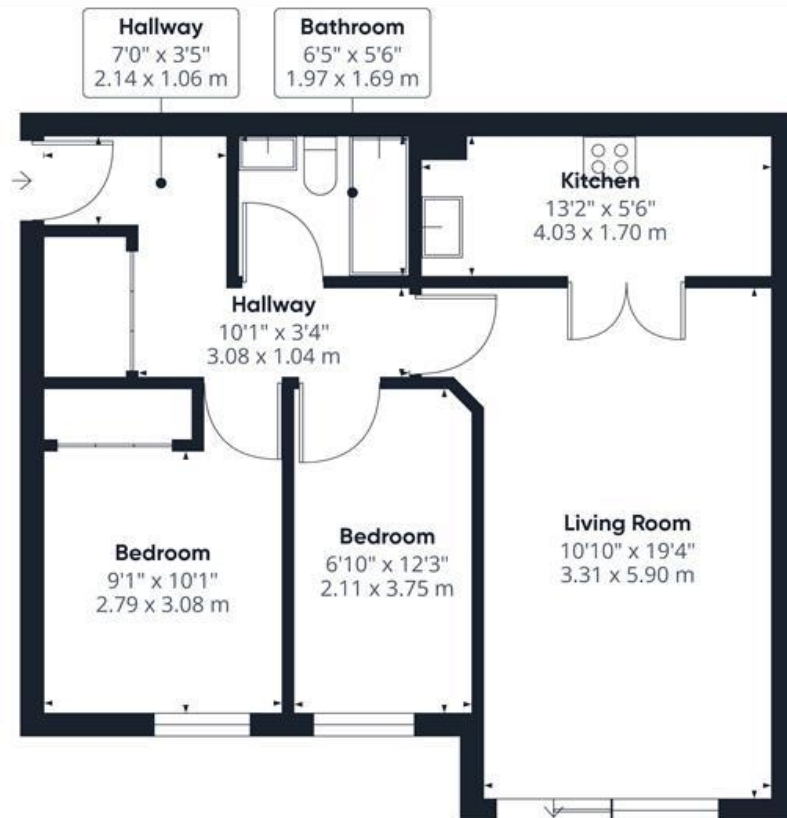
Level of Risk: None



**Proposed Development
in Immediate Locality?**

None





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Approximate total area¹
608.81 ft²
56.56 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GURAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	82	88
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		

Balham
45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham
432/434 Streatham High Road
London, SW16 3PX
☎ 020 8679 9889



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