

# RIVERHOMES

Riverside Quarter  
Wandsworth SW18

£595,000  
Leasehold



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South West London Branch  
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Set within Riverside Quarter this two bedroom apartment captures a quiet rhythm of life by the Thames. From the private balcony, the view stretches across the water. Inside, generous open-plan living unfolds towards the river. The dining and reception area flow onto the balcony, with a sleek semi-open kitchen. The principal bedroom has fitted wardrobes and a contemporary en suite, with a second double bedroom and family bathroom. Life here is defined by calm and connection - from the landscaped gardens and riverside promenade to the gym, and pool reserved for residents. A concierge, secure parking, and direct Thames Clipper service from the pier.

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 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>	749 sq. ft. / 69.61 sq. m.
<b>No. of bedrooms:</b>	2
<b>Council tax band:</b>	F - £1,473.84 per annum approx.
<b>Lease length:</b>	986 years remaining approx.
<b>Ground rent:</b>	£500 per annum approx.
<b>Service charge:</b>	£6,741.65 per annum approx.

