

STURGES
LONDON

Mandel House, Putney

£950,000 Leasehold









- **Spacious 3 bedroom, 2 bathroom Riverside apartment**
- **2 Private Terraces with the most wonderful Riverside Views**
- **Approximately 1134 sq ft [105 sq m]**
- **Stunning 28' x 16' Open Kitchen Reception**
- **Secure Underground Parking Space & Storage Cage**
- **Access to Residents Gym, Swimming Pool & 24 hr Concierge**
- **Quiet & Discreet Location on the Putney Riverside**
- **Excellent Transport Links (including the Thames Clipper)**

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Mandel House, Riverside Quarter

A spacious and well presented 3 bedroom, 2 bathroom Riverside apartment situated on the seventh floor (with Lift) of this desirable riverside building forming part of the well established, secluded Riverside Quarter development in this discreet & peaceful corner of Putney.

The property offers well proportioned lateral accommodation, of approximately 1134 sq ft [105 sq m], focussed upon a wonderful 28' x 16' open plan kitchen/reception room. There are the most wonderful, far reaching views along the River from most internal rooms as well as from one of the two terraces, the other offering open south facing views to the rear.

The property also offers a well situated private underground parking space, a secure demised storage cage and access to the development's Resident's Gym, Swimming Pool and 24 hour Concierge.

Riverside Quarter is a sought after riverside development which occupies an iconic position on the banks of the Thames adjacent to open space of Wandsworth Park within close proximity to the amenities of Wandsworth Town, Putney Riverside and Putney High Street with their wide variety of restaurants, bars and cafés. There is easy access to Central London from Wandsworth Town Overground station, Putney Overground station and East Putney Underground station (District Line).

The Thames Clipper River Boat also services the development and provides a lovely alternative commute into Westminster and the City.

Local Authority: London Borough of Wandsworth
Council Tax Band: G

Lease: Approximately 975 years remaining
Service Charges: Approximately £8375 pa (inc. Insurance, Access to Pool, Gym & 24 hour Concierge)
Ground Rent: £450 pa

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Mandel House, SW18

Approximate gross internal area

105.37 sq m / 1134 sq ft

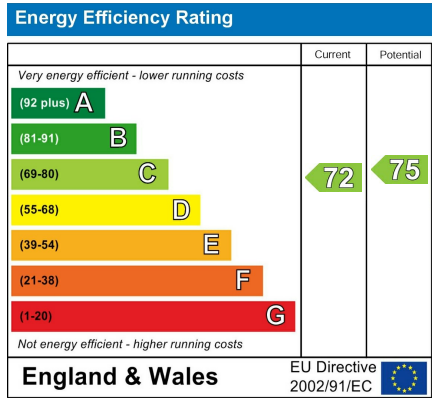
Key :
CH - Ceiling Height



(Not Shown In Actual Location/Orientation)

Seventh Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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