

FOR SALE



Dolphin House, Smugglers Way, SW18

GUIDE PRICE £450,000 Leasehold

 **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

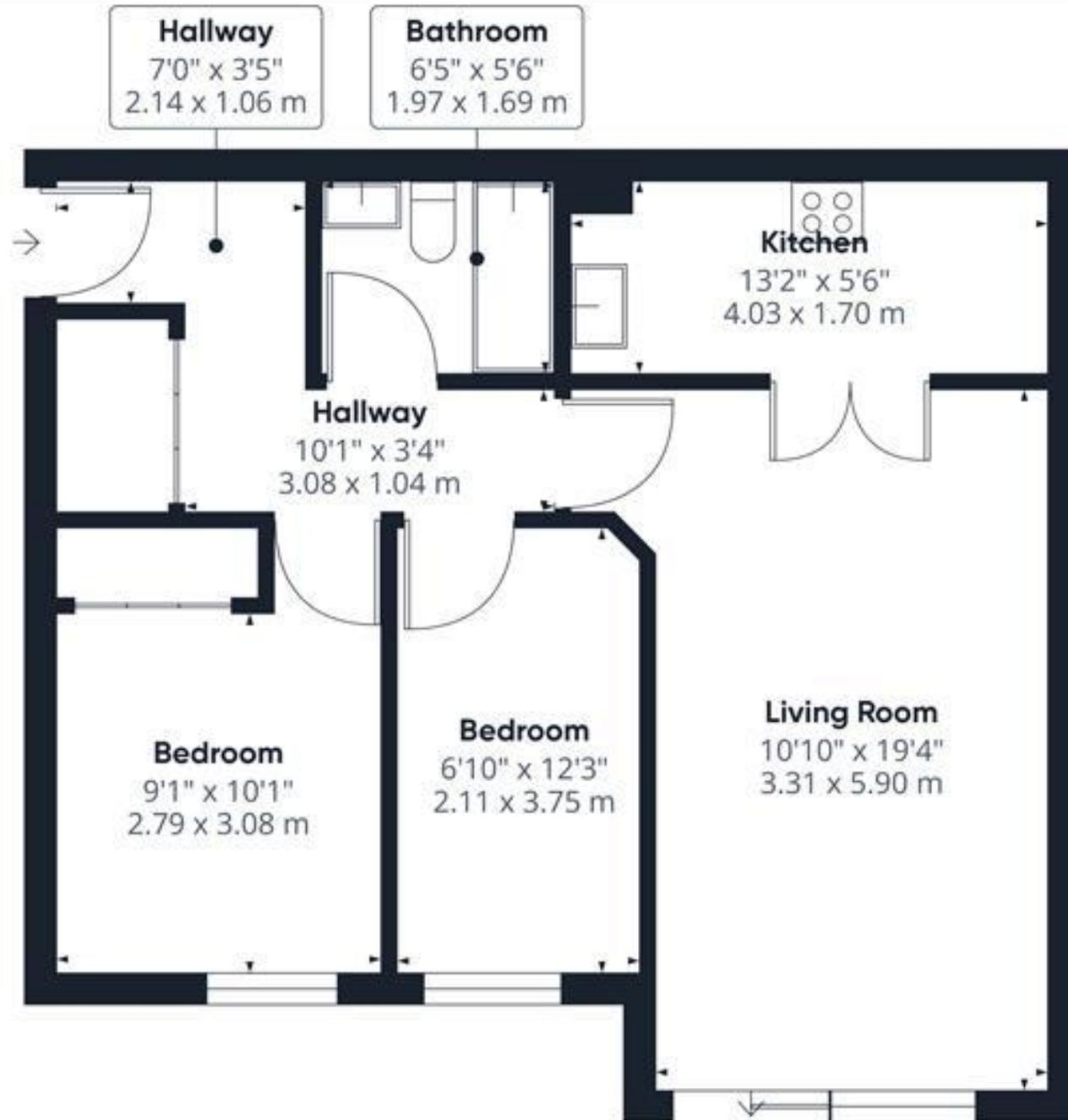
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
	82	88
England & Wales		EU Directive 2002/91/EC 







Approximate total area[†]

608.81 ft²

56.56 m²

(†) 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.

GIRAFFE 360

Material Information

Tenure – Leasehold

Length Of Lease – 976 years remaining

Service Charge – £2684.45

Ground Rent – £300

Council Tax Band – E

Local Authority – Wandsworth Council



Property Type
Flat (Third Floor)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
YES



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

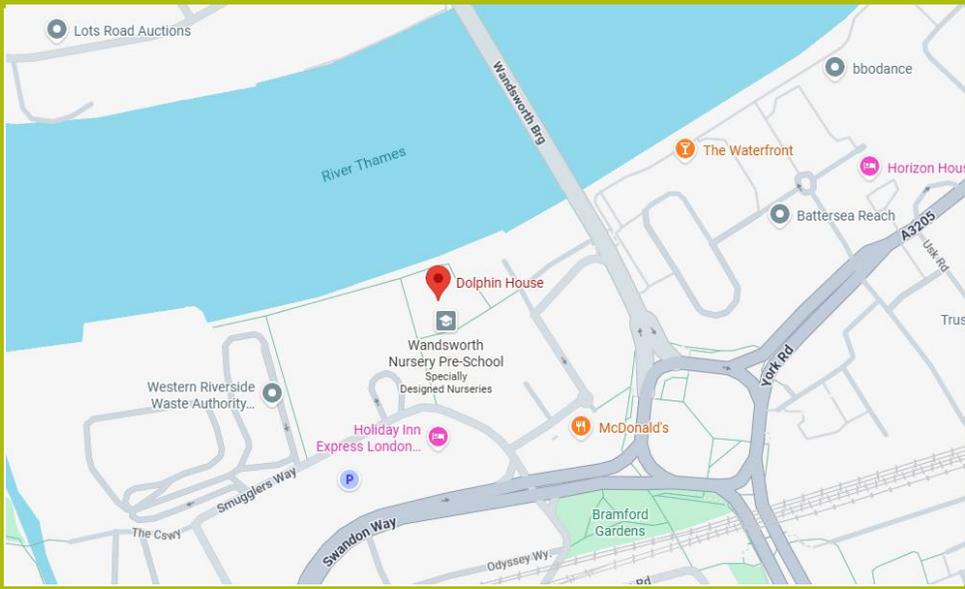


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



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
☎ 0208 679 9889

