

# RIVERHOMES

Riverside Quarter  
Wandsworth SW18

£575,000  
Leasehold



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South West London Branch  
1 – 3 Lower Richmond Road  
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Set within the ever popular Riverside Quarter development, this well presented apartment is centred around an impressive dual aspect reception, kitchen and dining space, creating a naturally bright and open atmosphere throughout the day. Large windows on two elevations draw in excellent natural light and enhance the sense of space. A particular highlight of the apartment is the rare benefit of two separate balconies. The kitchen is neatly integrated with modern cabinetry and practical storage, complementing the clean contemporary feel of the apartment. The bedrooms are well proportioned and peacefully positioned, served by modern bathrooms finished in a simple understated style.

## 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>	807 sq. ft. / 75.04 sq. m.
<b>No. of bedrooms:</b>	2
<b>Council tax band:</b>	F - £1,473.84 per annum approx.
<b>Lease length:</b>	985 years remaining approx.
<b>Ground rent:</b>	£350 per annum approx.
<b>Service charge:</b>	£6,500 per annum approx.

