



Compass House
Smugglers Way, SW18





A spacious fifth floor and west-facing apartment in this popular development, with views of the river.

A delightful and spacious apartment in the popular Smuggler's Way development. Set within Compass House, this apartment benefits from being on an upper floor, with west-facing views of the beautifully landscaped communal gardens and River Thames beyond.

The property is well laid out, comprising an entrance hallway providing access to the large entertaining space with semi open plan kitchen and private balcony.

There are two bedrooms, one double and one single room, and a family bathroom. There is ample build-in storage throughout the property.

Smuggler's Way is a popular riverside development within a few minutes' walk of Wandsworth Town mainline station, with regular services to Waterloo. There is concierge, underground parking available to rent, and a Virgin Active gym on site.

Nearby Old York Road has a variety of shops, cafes and restaurants to choose from. Clapham Junction, Putney and Battersea are all within easy reach.

- Fifth floor with river views
- Generous entertaining space
- West-facing private balcony
- Courtyard views
- Two bedrooms
- Long lease

Asking Price £500,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 970 years remaining

Service Charge: £4400 per annum

Ground Rent: £150 per annum

Local Authority: London Borough of Wandsworth

Council Tax Band: F

Chestertons Wandsworth Sales

47 East Hill

London

SW18 2QE

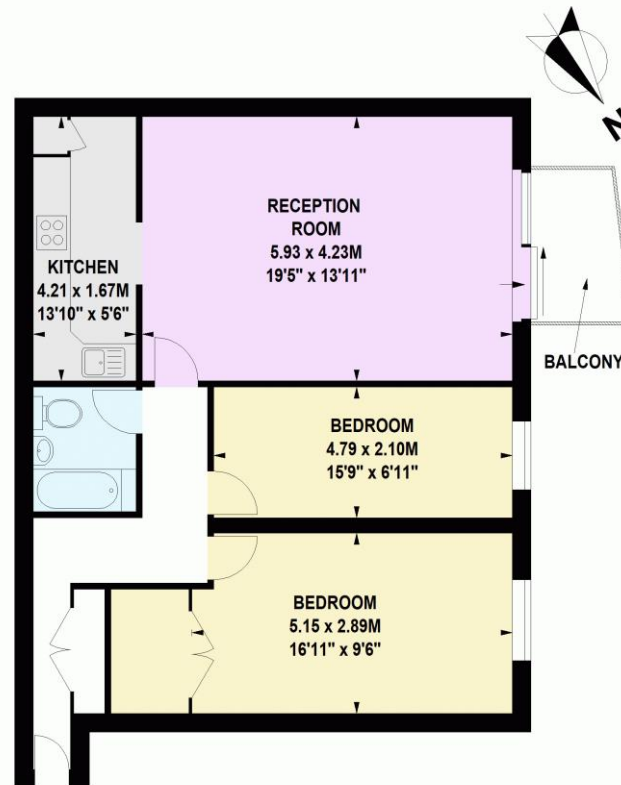
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Approximate Gross Internal Area 75 sq m / 807 sq ft



Fifth Floor

Floor Plan produced for Chestertons by Mays Property Marketing © . Tel 020 3397 4594

Illustration for identification purposes only. Not to scale.

Orientation, measurements, and other details are approximate and for guidance only, purchasers should verify details independently.

Where a room has a sloping ceiling the dotted line marks 1.50M height, and all measurements shown are at floor level.

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