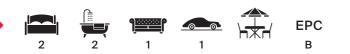
Riverside Quarter, Wandsworth SW18

Knight Frank

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Riverside Quarter, Wandworth <mark>SW18</mark>

A gorgeous lateral apartment on the fourth floor of a modern development in Riverside Quarter. Offering approximately 966 sq ft of living space, the entertaining space comprises a spacious open-plan kitchen reception room with bi-folding doors opening to a west-facing balcony overlooking the river. The kitchen has integrated appliances and a breakfast bar, and leads into a utility room. There are two double bedrooms, both with built in storage and direct access to the balcony. The principal bedroom has an en suite shower room and there is a separate bathroom to serve the second bedroom. There is the added benefit of having comfort cooling, underfloor heating, Sonos system with roof and bathroom speakers and a secure underground parking space.



Guide price: £950,000

Tenure: Leasehold: approximately 976 years remaining

Service charge: £7,000 per annum, reviewed every year, next review due 2025

Ground rent: £350 per annum. We have been unable to confirm the ground rent review date.

Local authority: London Borough of Wandsworth

Council tax band: F















Riverside Quarter is a popular development in leafy Wandsworth which has an onsite gym and a concierge.

Riverside Quarter, Eastfields Avenue, SW18

Approximate Gross Internal Floor Area

89.75 sa m / 966 sa ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Location description

When it comes to transport, the Thames Clipper River Taxi is just moments from the property providing access to Central London, and for rail access, the District Line at East Putney underground station, and the Overground Line at Wandsworth Town station are both 0.7 miles away. The property is located next to the green spaces of Wandsworth Park and close to the shops and eateries in Putney, Wandsworth Town, and the Southside shopping centre.

Additional information

We have been informed that the building has been constructed using some combustible materials. However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low, and that no remedial works are required to the external wall of the building. If necessary, further information can be provided upon request

Knight Frank Battersea & Riverside 346 Queenstown Road I would be delighted to tell you more London Sarah Bennett SW118BY 020 3866 2924 knightfrank.co.uk sarah.bennett@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc. The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Key

Particulars dated March 2024. Photographs and videos dated March 2024.

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