



Point Pleasant, Riverside Quarter **SW18**

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# Point Pleasant, Riverside Quarter SW18

Set on the first floor of a gated riverside development is this impressive three bedroom apartment with beautiful river views and approximately 1,890 square feet of living space.

Point Pleasant is a very much sought-after secure, gated riverside development. Residents benefit from access to a swimming pool and well-equipped gym.

The accommodation comprises of three double bedrooms and two bathrooms as well as a guest WC in the hallway. The principal bedroom features a spacious walk-in wardrobe and dressing room as well a beautiful en suite bathroom with shower and bath. This main suite also benefits from access to a private balcony which offers delightful views of the River Thames. There are two further double bedrooms which both have access to a bathroom in the 'Jack & Jill' style. Both feature smart built-in storage as well as gorgeous wooden flooring throughout. The spacious lounge benefits from almost 180 degree sweeping views of the river through the large floor to ceiling windows. The room features access to another private balcony which has ample space for outdoor furniture. The kitchen is bespoke and fully fitted with integrated appliances as well as wall and base storage units. There is a separate utility room accessed via the kitchen as well.



**Guide price:** £1,950,000

**Tenure:** Leasehold: approximately 971 years remaining

**Service charge:** £12,000 per annum, next review due 2023

**Ground rent:** £250 per annum, next review due 2023

**Local authority:** London Borough of Wandsworth

**Council tax band:** H





## Location

The development is close to Putney and Wandsworth Park. The river taxi service stops at the pier at Riverside Quarter offering commuters an alternative to conventional public transport. With Blackfriars in only 35 minutes, the river taxi is a stress-free route to the city.

With Wandsworth Town and Putney stations being set within a close proximity it is easy and quick to reach Central London. Buses are running regularly from the bus stops on the Putney Bridge Road, the closest bus stop is only a short distance away.

All times and distances are approximate.

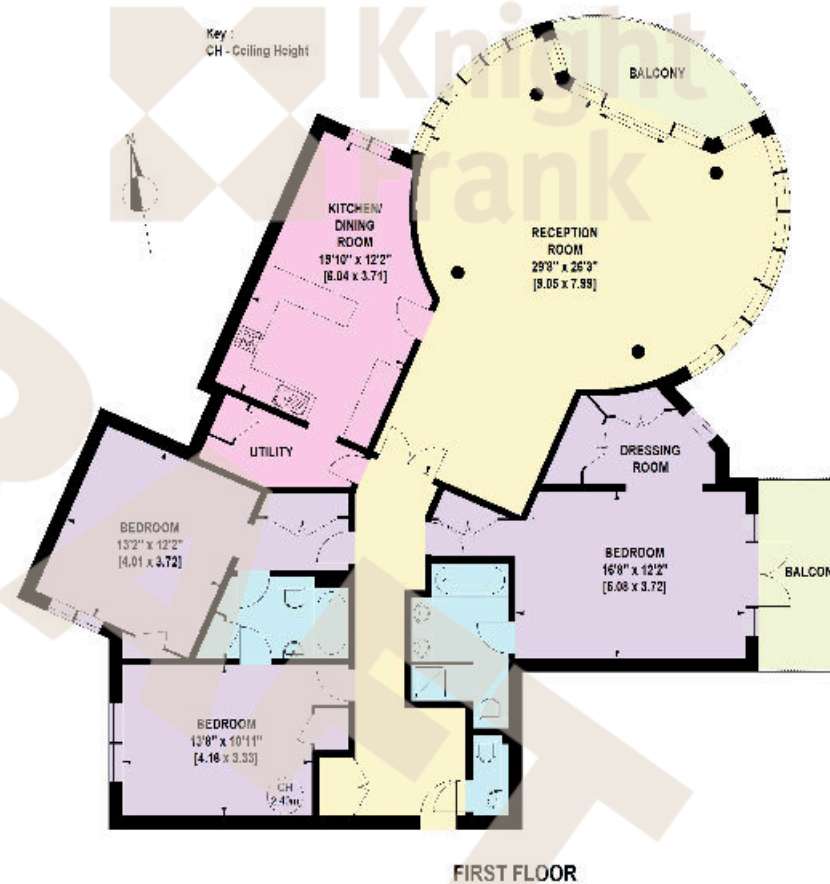




**Prospect Quay,  
Point Pleasant, SW18**

**Approximate Gross Internal Area : 176.14 Sq. metres  
1896 Sq. feet**

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.



\*Please note that we have been unable to confirm the date of the next review for service charge/ground rent, you should ensure that you or your advisors make your own enquires.

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**We would be delighted to tell you more**

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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.

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