





### Key Features

- Modern and spacious two bedroom riverside apartment
- Large reception room with separate fully fitted kitchen
- Balcony with stunning river views
- Well managed building with lift and 24hr concierge
- Shops and amenities located in the development

### Description

A modern and spacious two bedroom apartment with river views set on the 6th floor of this exclusive riverside development in Battersea. This fantastic apartment offers a bright and large reception/dining area with direct access to the balcony overlooking the river and separate fully fitted contemporary kitchen, two double bedrooms with fitted wardrobes and a modern family bathroom. The property further benefits from good storage space, secure entry phone system, 24 hour concierge and 2 Gb broadband service for residents (by separate negotiation).

### Situation

Smugglers Way is close to Wandsworth Bridge and overlooks the River Thames. The riverside walk has a number of shops and cafes located locally within walking distance from the property. The area benefits from great transportation links including a main-line station, Wandsworth Town, which is only 6 minutes into Vauxhall station (Victoria line) and 15 minutes into Waterloo Station (Jubilee, Northern, Bakerloo lines, British Rail and Eurostar) as well as many bus routes (28, C3, 295) into Central London. By road, the nearest main route is the A3 and South Circular (A205) for routes in and out of London.

**RIVERSIDE WEST,  
SMUGGLERS WAY, SW18**



*A stunning 6th floor apartment with direct river views*



## Terms

**Price:** £525,000

**Tenure:** Leasehold 974 Years Unexpired

**Service:** £1652.18 Six Monthly

**Ground Rent:** £75.00 Six Monthly

**Local Authority/Council Tax:** Wandsworth Band F £1,388.32

**Viewing:** To view please call M2 Property on 0207 043 8431

**Parking:** Secure by sep neg

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	81	86
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Approximate Gross Internal Area = 74.9 sq m / 806 sq ft

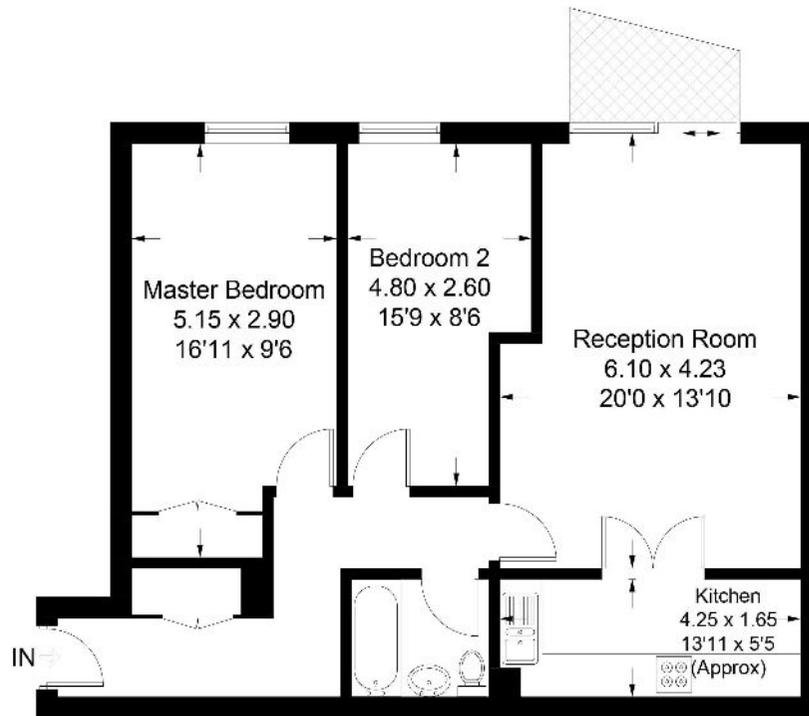
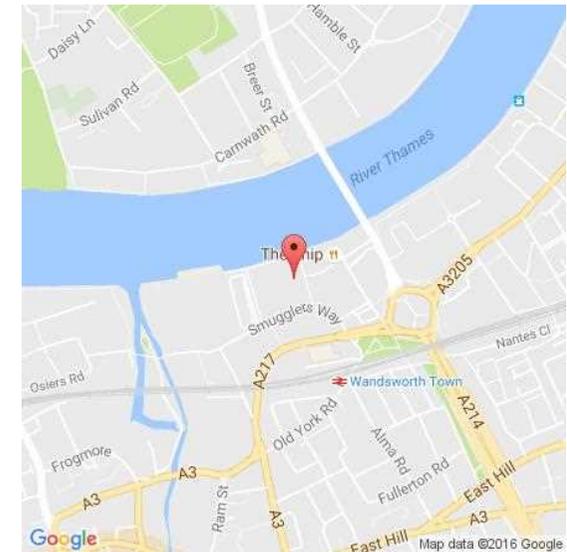


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