





Key Features

- Modern and spacious two bed two bath apartment
- Large reception area with solid wood floors
- Lovely private balcony with river views
- Access to communal gardens
- Exclusive 24 h portered riverside development

Tenancy Information:

Tenancy deposit: At this rent, the cap is five weeks' rent () under the Tenant Fees Act 2019.

Holding deposit: Capped at one week's rent (£540.00).

Tenancy type: Assured tenancy (under the Renters' Rights Act 2025)

Description

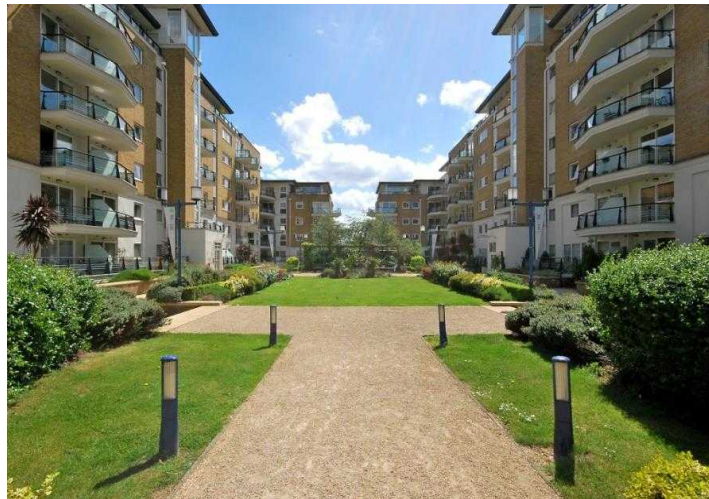
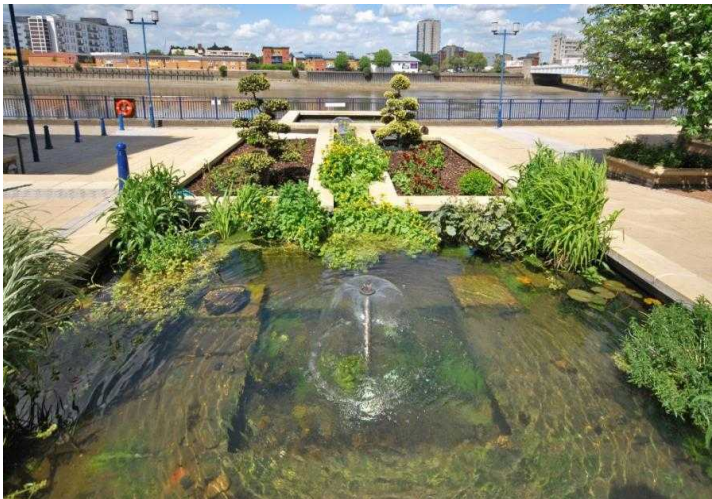
A fantastic two double bedroom, two bathroom apartment with river views set on the fifth floor of this exclusive riverside development in Wandsworth. The flat comprises a spacious and bright reception area with access to a large private balcony with river views, semi open plan contemporary fully equipped modern kitchen with dishwasher, washer dryer, microwave and waste disposal, master bedroom with fitted wardrobe and en-suite shower room, second good size double bedroom and modern family bathroom. The property further benefits from solid wood floors throughout and carpets in the bedrooms, 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 within the development. The area benefits from a main-line station Wandsworth Town which is 11 minutes to Waterloo Station (Jubilee, Northern, Bakerloo lines, British Rail and Eurostar) and central London. By road, the nearest main route is the A3 and South Circular (A205) for routes in and out of London.



Modern and spacious two bed two bath apartment within an exclusive riverside development in Wandsworth



Terms

Price: £540.00 per week

Furnished/Unfurnished: Furnished or Unfurnished

Local Authority/Council Tax: Wandsworth Band F £1,473.84

Viewing: To view call 020 7043 8431

Parking: Secure by sep neg

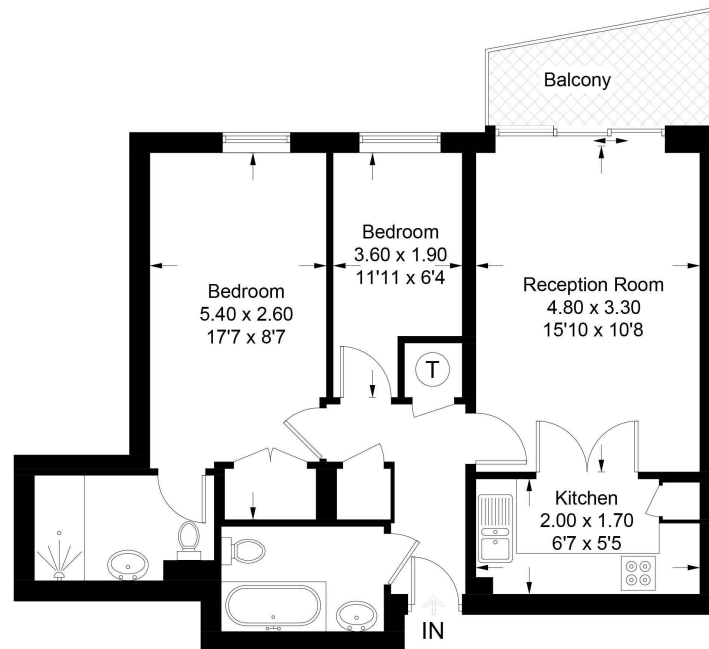
Fees: Tenant Fees: Under the Tenant Fees Act 2019, M2 Property charges no administration fees. Permitted payments are: rent; a refundable tenancy deposit (5 weeks' rent if annual rent is under £50,000; 6 weeks' if £50,000+); a refundable holding deposit (1 week's rent); early termination payments at the tenant's request; tenancy variation fees (capped at £50 unless higher reasonable costs are evidenced); and default fees for late rent or lost keys/security devices. Utilities, council tax, TV licence and communications may also apply where not included in the rent.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
101-149	A	85	100-108	A	85
81-100	B	80	109-117	B	80
61-80	C		118-127	C	
41-60	D		128-137	D	
21-40	E		138-147	E	
1-20	F		148-157	F	
1-20	G		158-167	G	

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Approximate Gross Internal Area = 57.1 sq m / 615 sq ft



Fifth Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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EPC Rating: C



Local, on purpose.

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