

2 Bed Apartment In Anchor House Smugglers Way Wandsworth Town, London, SW18 1EL £425,000





SHORT DESCRIPTION

Property Ref: 16744 Modern two-bedroom, two-bathroom riverside apartment in the sought-after Anchor House development, ideally positioned on Smugglers Way in the heart of Wandsworth. This well-presented property offers bright open-plan living, a contemporary kitchen, spacious bedrooms including a master with ensuite, and excellent natural light throughout. Residents benefit from a vibrant waterfront location close to the River Thames, Southside Shopping Centre, cafés, restaurants, and nearby green spaces, with easy access into Central London via Wandsworth Town and Clapham Junction. Ideal for professionals, first-home buyers, or investors seeking modern London living. Property Type: Apartment Full selling price: £425000.00 Pricing Options: Offers in excess of Tenure: Leasehold Remaining lease (In Year): 996 Yearly Ground Rent Cost: £350.00 Yearly Management Cost: £3000.00 Council tax band: E EPC rating: C Measurement: 645.835 sq.ft. Outside Space: Communal Garden, Shared Garden, Balcony Heating Type: Electric Heating Chain Sale or Chain Free: Chain free Possession of the property: Tenanted -----

2

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	60 square metres

Rules on letting this property

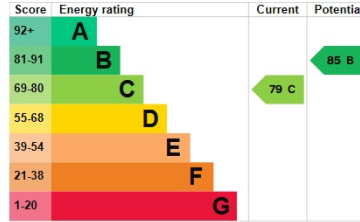
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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