

STURGES
LONDON

Eastfields Avenue, London

£1,000,000 Leasehold



- River Fronting 2 Bedroom, 2 Bathroom Apartment
- Spectacular 26' x 23' River Fronting Reception Room
- Stunning River Fronting Balcony
- Wonderful 2nd Balcony : 4th Floor (with Lift)
- Secure Underground Parking Space
- Access to Swimming Pool, Gym & Onsite Concierge
- Superb Location in Sought After Riverside Quarter
- Great Local Amenities and Transport Links



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Situated within the prestigious Riverside Quarter development, this exceptional two bedroom, two bathroom apartment offers a rare combination of contemporary elegance, tranquil surroundings, and vibrant riverside living. Spanning over 1,200 sqft, this beautifully designed home enjoys direct views of the River Thames and benefits from a sense of community in this highly sought-after enclave.

The bright, open-plan reception area is perfect for both relaxing and entertaining. Floor-to-ceiling windows frame breathtaking river views, with seamless access to a large private balcony, ideal for unwinding while watching the river. The integrated kitchen blends style with functionality, featuring premium appliances and ample space for dining.

The luxurious master suite boasts its own private balcony, built-in wardrobes, and an en-suite bathroom with high-end finishes and a separate bath and shower. The 2nd bedroom is bright and spacious, with fitted wardrobes and access to a stylish en-suite shower room.

Set along the picturesque Thames Path, this development is designed to foster a sense of calm and community. The apartment is steps from Wandsworth Park, offering lush green spaces for picnics, jogging, and family outings. The nearby riverboat service connects you seamlessly to Westminster, the City, and beyond, ensuring both convenience and adventure.

Residents' health club with a fully equipped gym and indoor swimming pool overlooking the Thames, 24-hour concierge for peace of mind and security and secure underground parking with an allocated space.

Riverside Quarter combines riverside serenity with superb connectivity. It's just a short stroll to Wandsworth Town station, providing easy access to central London, while Putney's charming cafes, boutiques, and transport links are close at hand.

Local Authority:

Council Tax Band: G

Lease: Add text here

Service Charges: Add text here

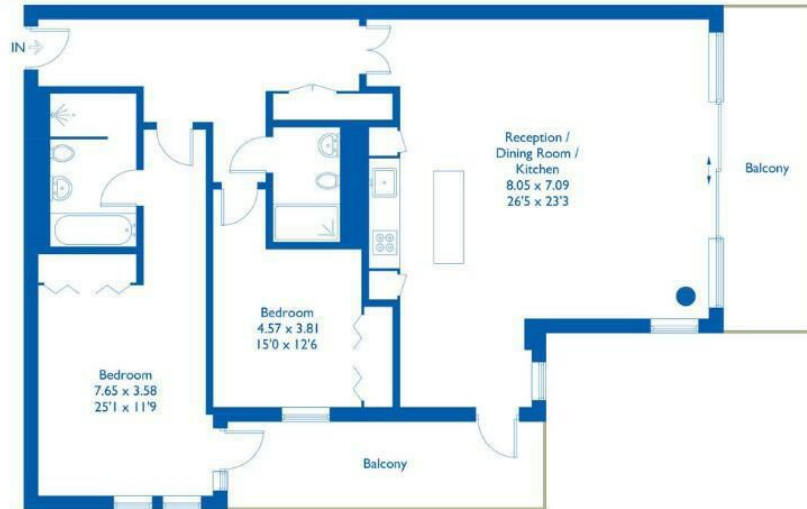
Ground Rent: Add text here

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**THE
AGENCY
GROUP.**

Eastfields Avenue, London, SW18

Approximate Gross Internal Area = 113.6 sq m / 1223 sq ft



Fourth Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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

For more information, please contact:

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.