



**HALLS+HALLS**

TOWN | VILLAGE | COASTAL

**Flat 307, 3 Eastfields Avenue**  
Riverside Quarter, Wandsworth, SW18 1GN  
Guide Price: £600,000 Leasehold

# Eastfields

An immaculate and beautifully presented third floor apartment in this sought after Riverside Quarter development offering two bedrooms, two bathrooms, (one en suite) and a very bright open plan reception room with two balconies, the larger balcony South facing. There is plenty of storage with fitted double wardrobes in both bedrooms, and the flat comes with underground secure parking and a storage unit.



## KEY FEATURES

- In the new Riverside Quarter development
- Two balconies
- Communal gardens
- Allocated secure parking
- Storage unit
- Access to communal pool and gym
- New home - excellent condition
- Upper floor





## ABOUT THE AREA

Riverside Quarter is a fabulous development located on Wandsworth riverside within minutes of Putney's local shops and amenities and access to Wandsworth Town (Waterloo) & East Putney (District) transport links. The River Thames and Wandsworth Park can be reached on foot within minutes.

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## THE FACILITIES

The facilities include gyms and two swimming pools.

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## OUTSIDE

There is secure underground parking (the apartment has an allocated space), and communal gardens. The gardens and the quiet avenue can be viewed from the apartment's two balconies.

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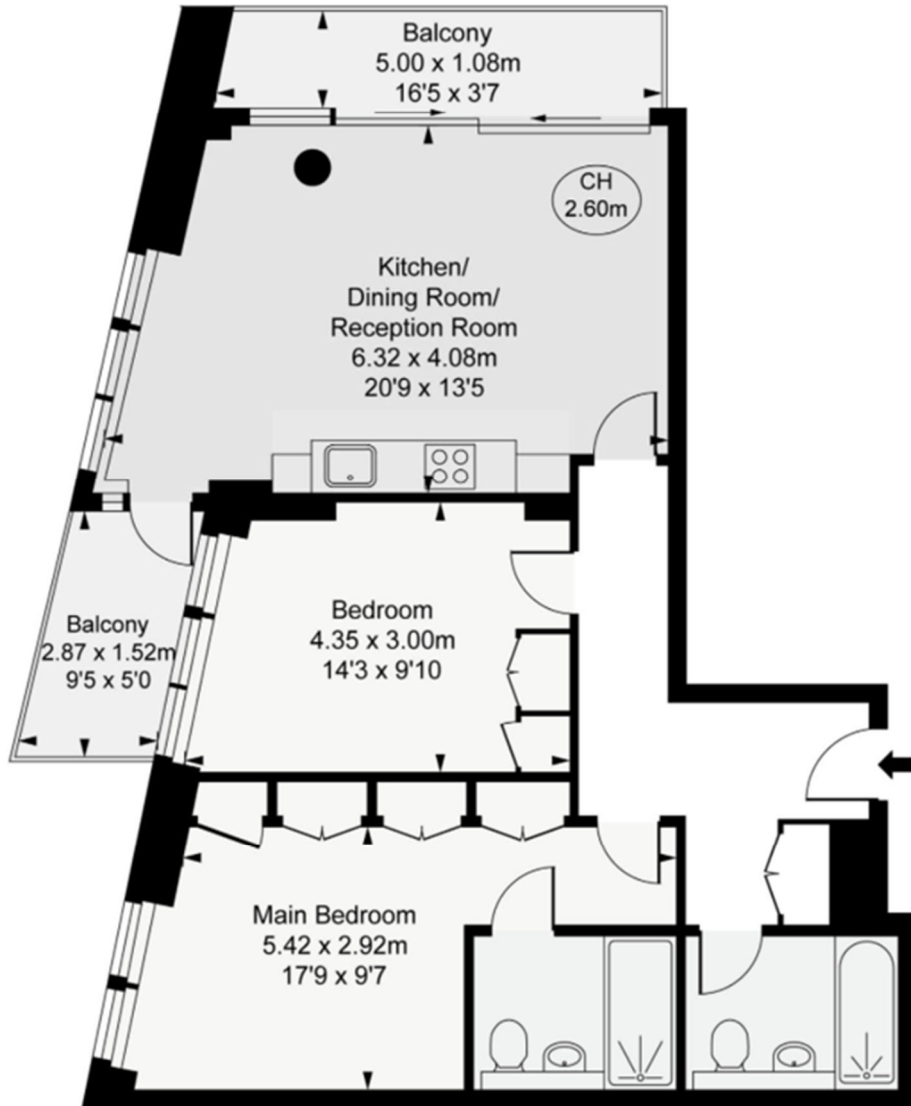


# Eastfields Avenue, SW18

Approximate Gross Internal Area  
68.94 sq m / 742 sq ft



( CH = Ceiling Heights )



Third Floor

This plan is not to scale. It is for guidance and not for valuation purposes.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**LEASEHOLD INFORMATION:** Ground rent: £500 p/a  
- 989 years left on the lease.

**SERVICE CHARGE:** £2,393 p/6 months = £4,786  
annually

**RA membership:** £50

**Leisure rent:** £400

**SERVICES:** We are advised by the vendor that mains  
electricity, water and drainage are connected.

**COUNCIL TAX:** Wandsworth Council - Band F -  
£1,212.05 (2021-22)





## Halls+Halls

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