

Mandel House, Eastfields Avenue | SW18 1FU

FOR SALE: £1,375,000

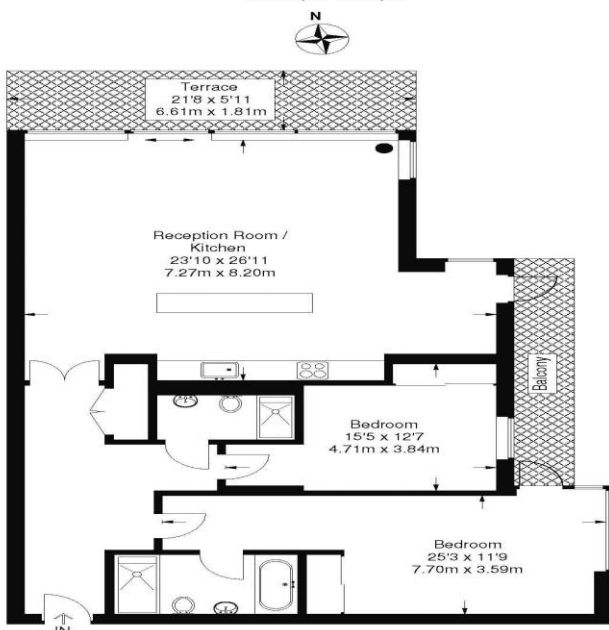


- Front River views
- Two Balconies
- Two double Bedrooms
- Excellent Condition
- Underground secure Parking
- 24/7 Concierge

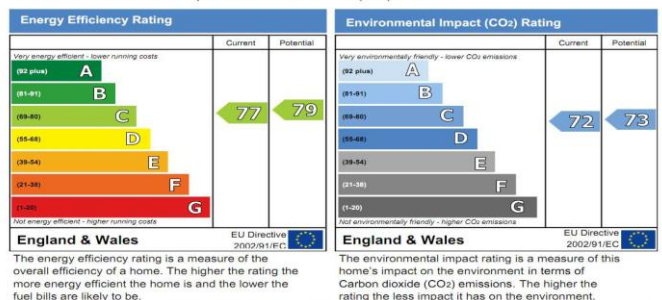
Description:

Chartwell Residential is pleased to bring onto the market this AMAZING two-bedroom front facing river view flat in the prestigious riverside development situated on the borders of Wandsworth and Putney. Riverside Quarter is often referred to as a "hidden gem" due to the fabulous setting with LANDSCAPED gardens and river walks, the amenities the development offers as well as the quality of the build. The property has 2 double bedrooms, one with EN-SUITE bathroom, modern open plan kitchen/ reception room with doors leading onto 2 private balconies, one front facing the river and one facing east. The property further benefits from use of the resident's leisure suite with state of the art gym, indoor heated swimming pool with sauna, steam room and Jacuzzi. There is a 24/7 concierge and a resident's shuttle bus service to East Putney/Putney High Street during peak hours. Please call Chartwell Residential on 0208 780 6790 to book your viewing.

Approximate Gross Internal Area
1281 sq ft / 119 sq m



This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	193 kWh/m ² per year	187 kWh/m ² per year
Carbon dioxide emissions	3.3 tonnes per year	3.2 tonnes per year
Lighting	£110 per year	£65 per year
Heating	£206 per year	£213 per year
Hot water	£168 per year	£168 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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| 020 8780 6790 |
www.chartwelluk.com
info@chartwelluk.com

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.