



# A well-presented two bedroom flat with a large balcony

Dolphin House, Smugglers Way, London, SW18

Leasehold









### Local Information

Dolphin House is ideally located to take advantage of the fashionable boutiques and cafe culture of both Old York Road and Northcote Road, whilst Fulham is just across Wandsworth Bridge. Wandsworth Town station is approximately 0.2 miles away and offers regular, direct services to London Waterloo via Clapham Junction.

### About this property

Located on the second floor of a modern apartment block complex, is this delightful two bedroom flat, situated within excellent proximities to the River Thames. To the front of the property is the first double bedroom, which benefits from ample natural light and built-in wardrobe space. Leading through to the rear of the property is the open plan, bright and spacious kitchen/reception room/dining area. The kitchen features an array of integrated appliances, as well as built-in storage space. The reception room is filled with an abundance of natural light due to the large sliding doors, which leads out to the spacious balcony. The balcony, with views of the river, is a perfect space for outside entertaining and al fresco dining in the sunnier months. Completing the property is the second bedroom and the family bathroom. There is also further built-in storage space by the entrance.

### Tenure

Leasehold (976 years remaining)

### Local Authority

Wandsworth

### Energy Performance

EPC Rating = B

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wandsworth Office.

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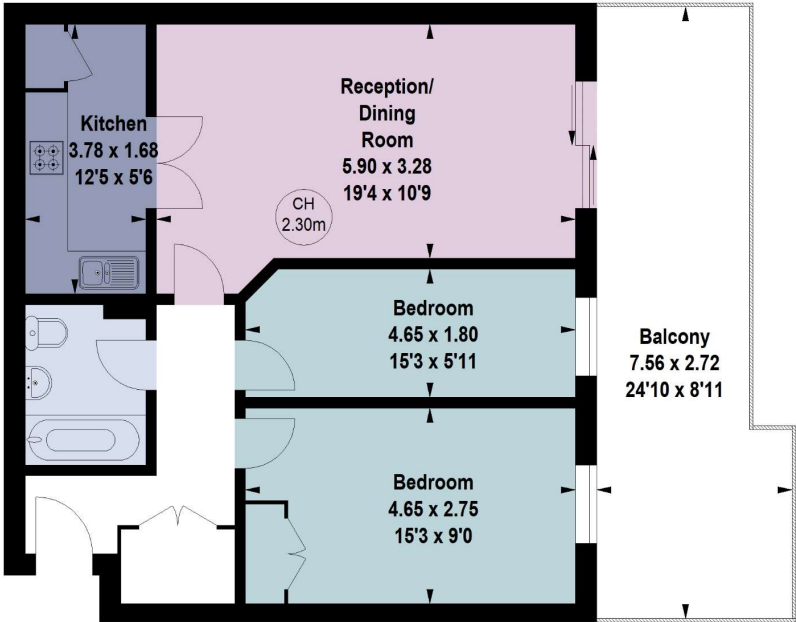


Dolphin House, Smugglers Way, London, SW18  
Gross Internal Area 670 sq ft, 62.2 m²

Dolphin House, SW18

Gross internal area (approx) 62.24 sq m / 670 sq ft

Key :  
CH - Ceiling Height



Second Floor  
For Identification Only. Not To Scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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