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2 Bed Apartment In Watermans Quay William Morris Way, London, SW6 2UW

£625,000





SHORT DESCRIPTION

Property Ref: 9591 Featuring superb river views, this lovely two-bedroom flat is positioned near Chelsea Harbour within a desirable riverside development and represents a fantastic opportunity as a home or buy-to-let. On the third floor (with lift), the property comprises a large, bright reception room with dual aspect windows, river views and sliding doors to a South facing balcony; master bedroom with fitted wardrobes and en-suite shower room; second double bedroom with fitted wardrobes; modern family bathroom; and kitchen with integrated fridge/freezer, integrated washer/dryer, oven and ceramic hob, granite work surfaces, and a stunning view of the Thames. The flat is fully refurbished, including kitchen and bathrooms.. Situated in a quiet road, the sliding doors and balcony in the lounge overlook private gardens and the River Thames with no road in between. Step out from the rear of the block straight onto the Thames Path. The property also benefits from a secure underground parking space and 24-hour concierge. The famous Harbour Club leisure complex is next door, providing swimming pools and tennis courts, and a large Sainsburys is within walking distance. Riverside restaurants and the amenities of Chelsea Harbour and Imperial Wharf are walking distance away. The nearest station is Imperial Wharf (Overground), a few minutes walk away. Watermans Quay is an attractive block surrounded by lush and beautifully kept communal gardens, which open onto miles of riverside walks in both directions and Wandsworth Bridge, leading to the south banks of the Thames, or a short walk into Chelsea. The 24-hour concierge provides security and reception services. This flat has a recent EIC electrical certificate and is ideal either for investment to let out or as a permanent home. Tenure is 999-year lease from 1989 and share of freehold. Heating and hot water costs are included in the service charge, along with the great additional security of 24 hour concierge service. The block is well managed with an active residents' association. Entrance hall 10'7 x 8'1 Video entry telephone, recessed low voltage halogen spotlights, wood floor. Reception room 22'7 x 10'3 River views, sliding doors to balcony, radiator, recessed low voltage halogen spotlights, ceiling lighting, wood floor. Master bedroom 15'9 x 11'5 Fitted wardrobes, radiator, fitted carpet, recessed low voltage halogen spotlights. En-suite shower room 7'9 x 5'5 Shower cubicle with wall-mounted shower over, WC, wash hand basin with chrome mixer tap over, radiator, extractor fan, recessed low voltage halogen spotlights, tiled floor. Second bedroom 14'6 x 6'7 Fitted wardrobes, radiator, fitted carpet Family bathroom 7'7 x 7'2 Panelled bath with chrome mixer tap over and shower attachment, WC, wash hand basin with chrome mixer tap over, storage, extractor fan, recessed low voltage halogen spotlights, tiled floor. Kitchen 9'11 x 8'7 Double glazed window overlooking the Thames, granite worksurfaces, wall-mounted and low-level storage units, sink with mixer tap, four ring ceramic hob with extractor hood over, an oven with grill, washing machine and dishwasher, recessed low voltage halogen spotlights, integrated fridge/freezer. Balcony South-facing, overlooking private, well maintained communal gardens and the River Thames Communal Grounds Lush, well-maintained gardens with a communal gate, private to the development, leading to the Thames towpath and Wandsworth Bridge. Council tax Band G Hammersmith & Fulham. Tenure Share of Freehold plus a 964 year lease. This is a private sale by the owner with no agents involved...

2

Bed Room(s)

2

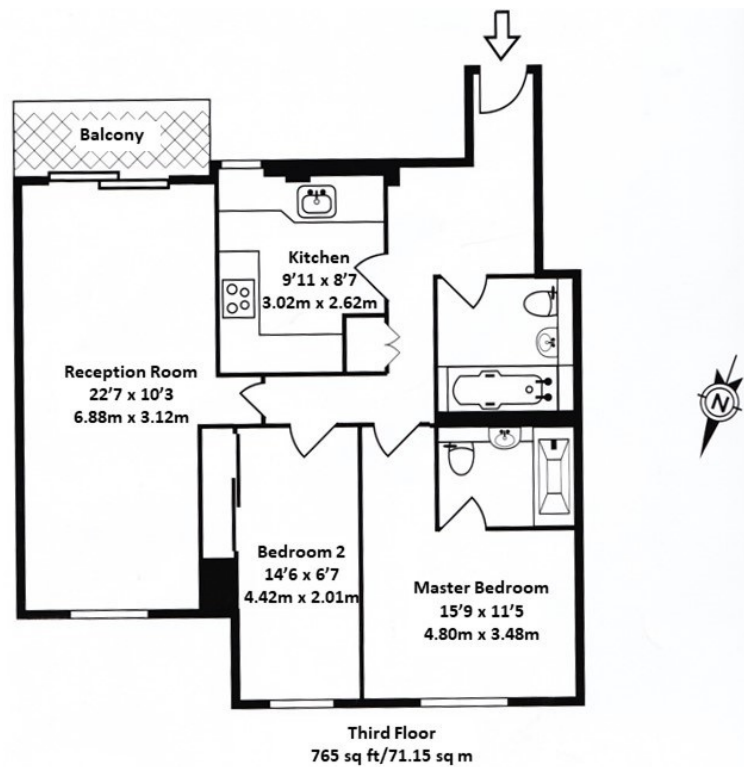
Bath Room(s)

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

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

Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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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