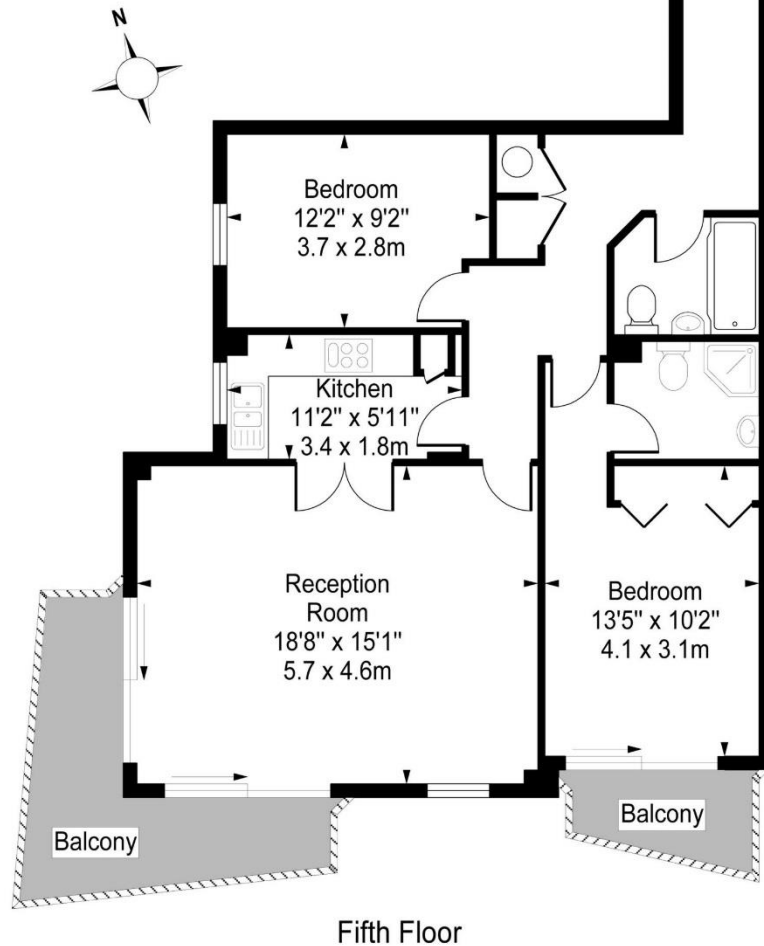


**Dolphin House,
Smugglers Way,
Wandsworth, SW18 1DG**



Approx Gross Internal Area 873 Sq Ft - 81.1 Sq M

For Illustration Purposes Only - Not To Scale
photosandfloorplans.com ©



106 Dolphin House | £895,000 Long Lease - sq ft/- sq m

Cound are delighted to offer for sale this superbly finished and presented two bedroom, fifth floor apartment directly overlooking the Thames. The apartment offers fabulous views up and down the river and towards Central London, from both the corner and river fronting balconies (neither of which have balconies directly above). We highly recommend a viewing to truly appreciate this unique property. There is a 24hrs concierge at the development and secure underground parking (at a further cost). Smugglers Way has a selection of Thames side restaurants and it is a short walk away from Old York Road. Wandsworth Town train station is located in Old York Road with its services to Waterloo, together with a good selection of bars, restaurants and local shopping facilities. Southside shopping centre is also nearby as is Wandsworth Common.

- WRAP AROUND BALCONY WITH STUNNING RIVER VIEWS
- SECOND BALCONY WITH DIRECT RIVER VIEWS OFF..
- ...A MASTER SUITE
- SECOND DOUBLE BEDROOM
- 873 SQ FT
- FIFTH FLOOR OF CONCIERGED DEVELOPMENT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Earlsfield: 020 8871 3344
489 Garratt Lane London SW18 4SN



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