



**JAMES  
ANDERSON**



## TO LET






West Hill, Wandsworth, SW18

**£1,900 Per Month**

Per Month

A spacious newly refurbished two double bedroom ground floor flat which is situated in a converted school building located moments from Wandsworth town centre. Comprising spacious lounge, fitted kitchen / dining room, two spacious double bedrooms, bathroom with over bath shower and separate w/c. The property further benefits from a communal garden.

-  Two double bedrooms
-  Modern Bathroom
-  Open Plan Reception
-  Modern Kitchen
-  EPC Rating - C

-  East Putney Tube
-  Brandelhow Primary
-  Communal Garden
-  Furnished
-  Newly Refurbished



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**0208 785 4400**



Ground Floor

## West Hill

Approximate Gross Internal Area = 837 sq ft / 77.8 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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			
		<b>70</b>	<b>79</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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