



**JAMES
ANDERSON**



TO LET

West Hill, London, SW18

£2,800 Per Month

Per Month

A unique, character filled and well presented three bedroom flat situated in a converted old school building which is located just moments from Wandsworth town centre offering a cinema, shops and is within easy reach of Wandsworth Town BR station. The property is spacious and neutrally presented throughout and comprises a spacious open plan lounge/ diner with a fantastic fitted kitchen, there are three double bedrooms and a bathroom with an over bath shower.

-  Three double bedrooms
-  Modern Bathroom
-  Open Plan Reception
-  Modern Kitchen
-  EPC D / Council Tax D / Holding Deposit £646.15
-  Wandsworth Town
-  Putney High
-  Communal gardens
-  Converted school building
-  Minimum Term 12 Months / Deposit £3230.76



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

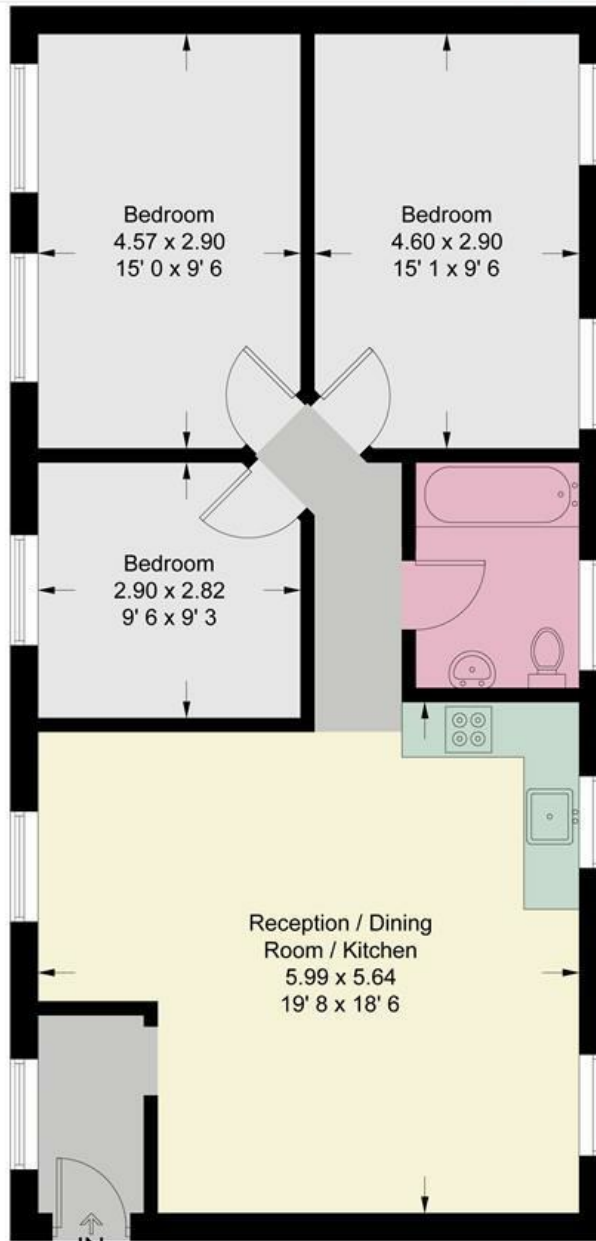
0208 785 4400

West Hill

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



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First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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