



**JAMES  
ANDERSON**



# TO LET

Smeaton Road, Southfields, SW18

# £2,000 Per Month

Per Month

A lovely one double bedroom property located in the much sought after Southfields Triangle, moments away from Southfields tube station. The property comprises a good sized reception room with wood flooring, large double bedroom and a modern kitchen breakfast room leading out to a private rear garden.



One Bedroom



One Bathroom



One Reception Room



Kitchen / Breakfast Room



EPC Rating D / Council Tax C / Holding Deposit £415.38



Southfields Tube Station



Riversdale Primary



Close To Wimbledon Tennis



Furnished




Minimum Term 12 Months / Deposit £2076.92



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

0208 785 4400



 = Reduced headroom below 1.5m / 5'0"



Ground Floor


## Smeaton Road

Approximate Gross Internal Area = 579 sq ft / 53.8 sq m  
(Excluding Reduced Headroom)

Reduced Headroom = 6 sq ft / 0.6 sq m

Total = 585 sq ft / 54.4 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>60</b>	<b>76</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>			
(39-54) <b>E</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	