## TO LET

### £1,995 Per Month

27 Eltringham Street, London, SW18

Per Month

Beautifully presented one double bedroom flat to rent in the popular Schoolyard development in Wandsworth. The property comprises a large bright open plan reception room with modern kitchen and doors out to a private balcony, a modern bathroom and good sized double bedroom with built in storage. The Schoolyard development in located in central Wandsworth and offers easy access to Wandsworth Town train station

- One Double Bedroom
- Modern Bathroom
- Open Plan Reception
- Modern Kitchen
- EPC B / Council Tax E / £460.38

- Wandsworth Town
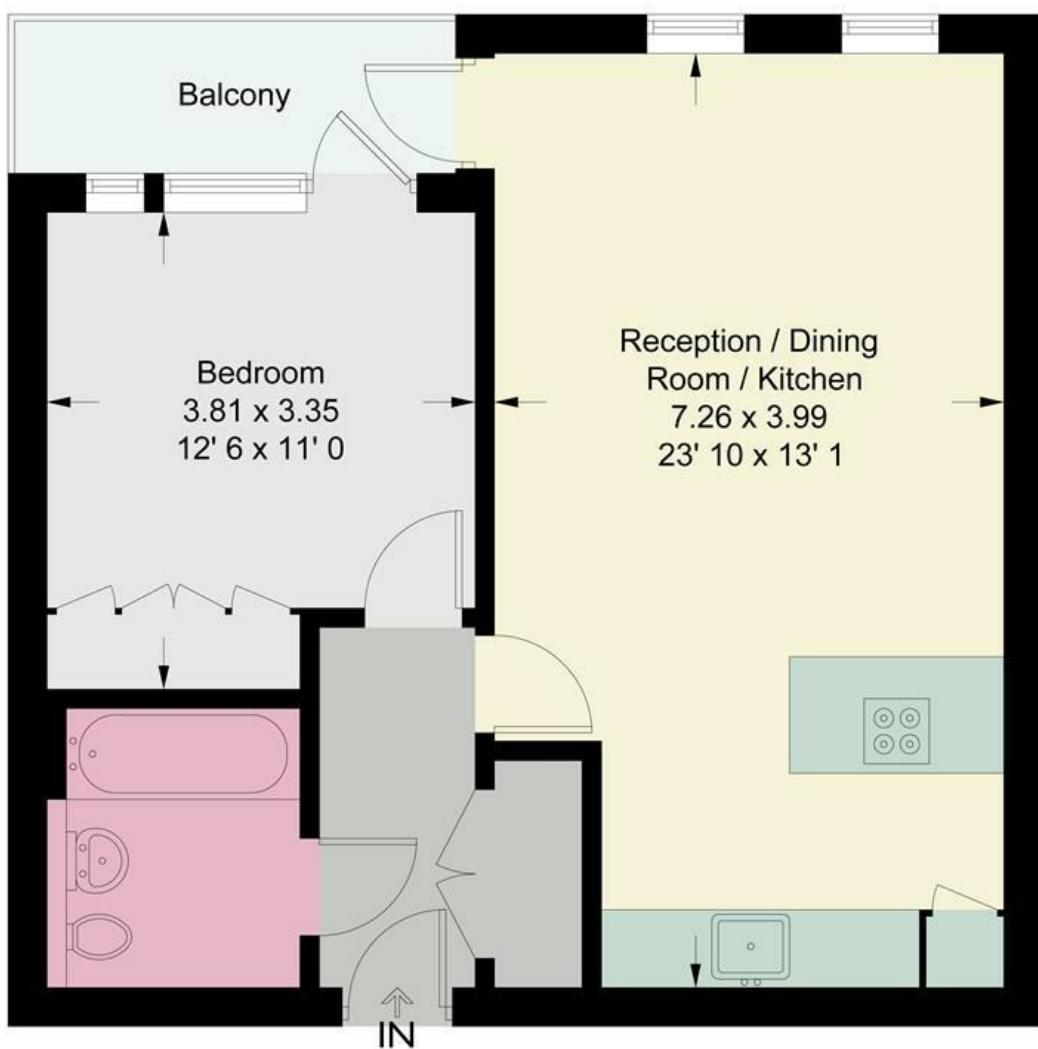- Private Balcony
- Modern Development
- Available September
- Minimum Term 12 Months / Deposit £2301.92

# Summerbee House

Approximate Gross Internal Area = 547 sq ft / 50.8 sq m

**JAMES ANDERSON**

N

Balcony

**Bedroom**
3.81 x 3.35
12' 6 x 11' 0

**Reception / Dining
Room / Kitchen**
7.26 x 3.99
23' 10 x 13' 1

IN

## Second 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 | 87 | 87 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales** — EU Directive 2002/91/EC

### Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |

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