



**JAMES
ANDERSON**








TO LET

27 Eltringham Street, London, SW18

£1,995 Per Month

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 is 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

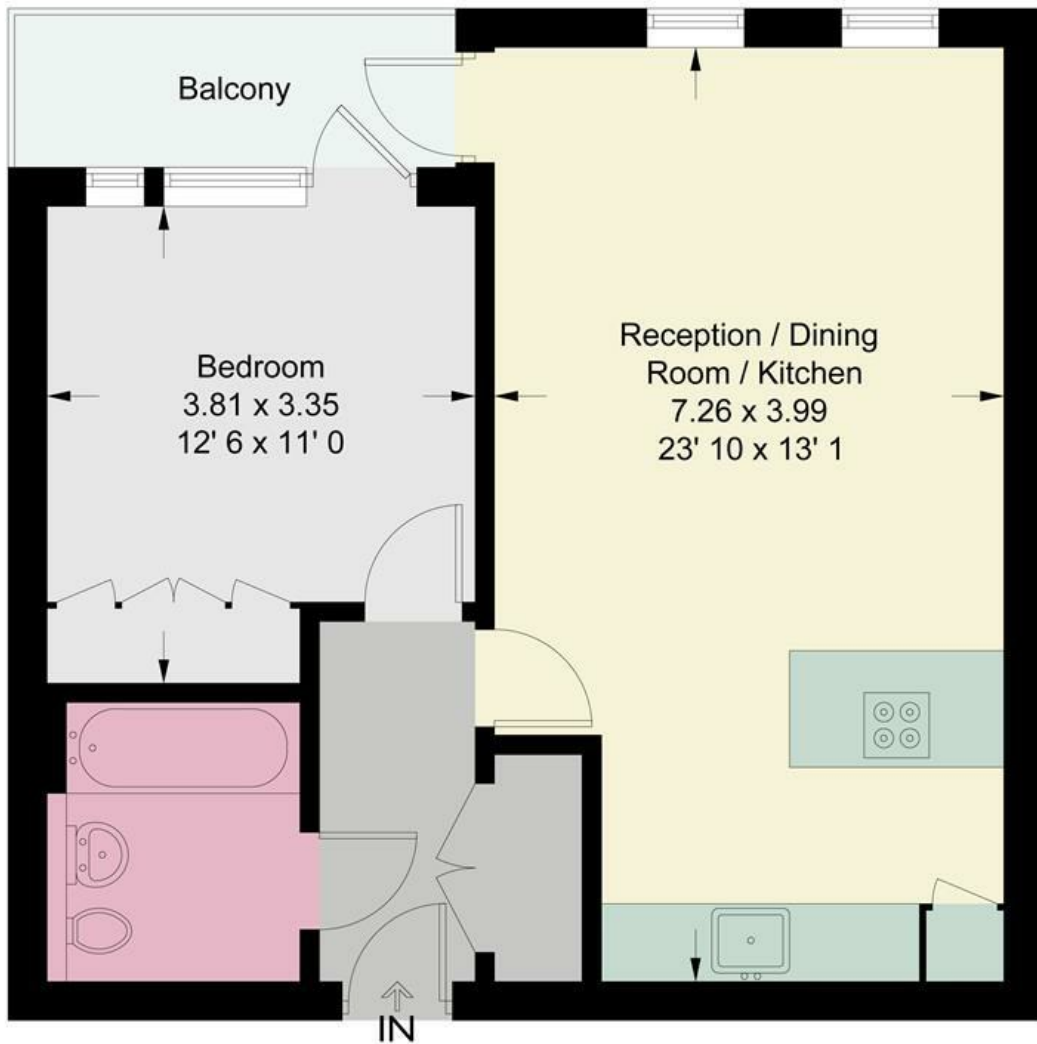


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Summerbee House

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



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		87	87
(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 & 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

