



**JAMES  
ANDERSON**



## TO LET

Frogmore, London, SW18

## £1,895 Per Month

Per Month

Lovely one double bedroom ground floor flat to rent with private garden. The property is finished to a great standard throughout and comprises a good sized double bedroom, modern kitchen and bathroom and a reception room with doors leading out to a private rear garden.

Windsor Court is in a great location with Wandsworth Town Train station located only 0.5 miles away. Wandsworth Park and the River Thames is also only 0.3 miles away,



One Double Bedroom



Modern Bathroom



Reception / Dining Room



Modern Kitchen



EPC C / Council Tax Band C / Holding Deposit £437.30



Wandsworth Town



Brandlehow



River Thames



Private Garden



Minimum Term 12 Months / Deposit £2,186.53



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

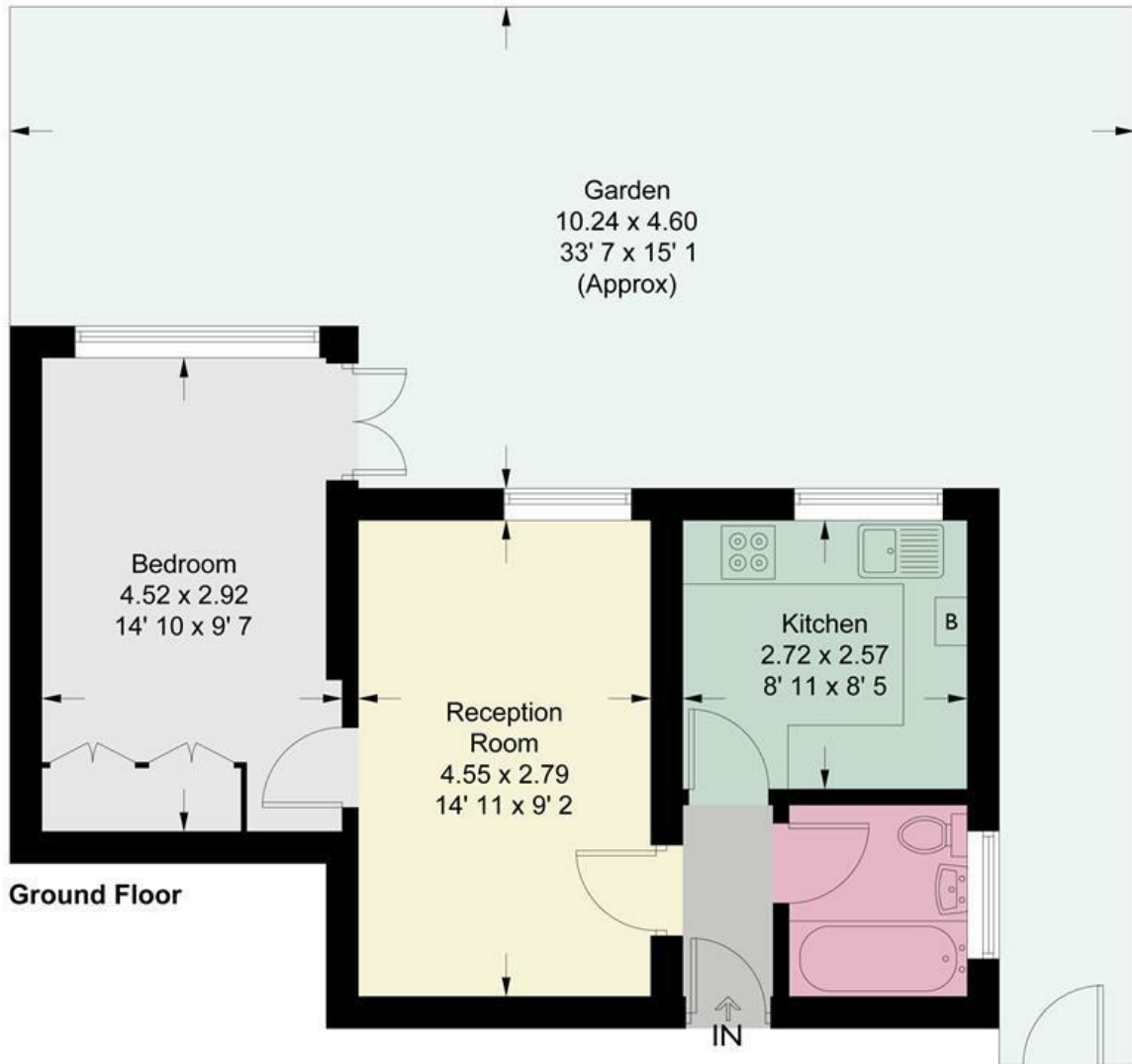
0208 785 4400

# Windsor Court

Approximate Gross Internal Area = 430 sq ft / 40 sq m



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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) <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>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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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