



**JAMES  
ANDERSON**



## TO LET

Wyatt Drive, London, SW13

## £3,300 Per Calendar

Per Calendar Month

Full of natural light, this spacious apartment (approx 1150 sq ft) located on the raised ground floor of an attractive modern building in the highly regarded 'Barnes Waterside' area. This lovely home benefits from an abundance of light with accommodation arranged to provide two double bedrooms one with an en-suite bathroom, there is also a family bathroom, and modern fitted kitchen. The spacious bright reception room leads out onto a large private patio with views of the River Thames. The block also benefits from secure underground parking and immaculate communal gardens.



Two Double Bedrooms



Two Bathrooms



Spacious Reception



Modern Kitchen



EPC Rating C / Council Tax Band G / Deposit £3,807.69



Hammersmith Tube



St Pauls School



Private Terrace



River Views



Holding Deposit £761.54 / 12 Month Minimum Term



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

0208 878 8688



**Raised Ground 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) <b>A</b>                          |                         |           |           |
| (81-91) <b>B</b>                            |                         |           |           |
| (69-80) <b>C</b>                            |                         | <b>76</b> | <b>76</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>                                                 |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

