



**JAMES
ANDERSON**



TO LET

West Hill, London, SW18

£2,000 Per Month

Per Month

A well presented two bedroom first floor flat which is situated in a converted school building located moments from Wandsworth town centre. Comprising spacious lounge, fitted kitchen / dining room, two bedrooms (one double and one single), bathroom with over bath shower and separate w/c. The property further benefits from a communal garden



Two Bedrooms



One Bathroom



Large Reception Room



Separate Kitchen



EPC D / Council Tax Band C / Holding Deposit £461.53



East Putney Tube



Brandlehow



Communal Garden



Central Location

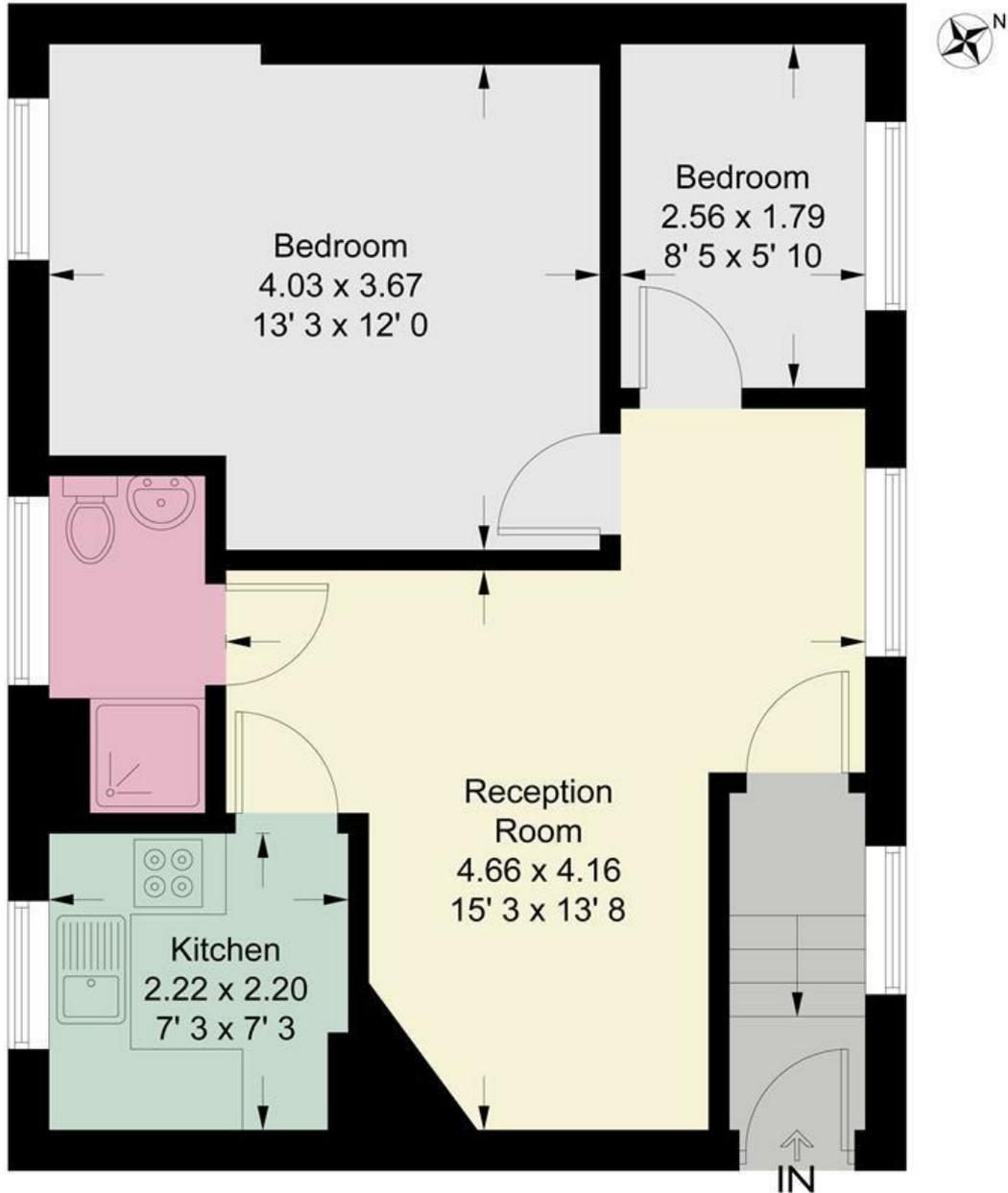


Deposit - £2307.69



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

0208 785 4400



First 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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