



**JAMES  
ANDERSON**



## TO LET

Eastfields Avenue, Wandsworth, SW18

## £2,995 Per Month

Per Month

A stunning two double bedroom apartment in this highly sought after riverside development. The property is in excellent condition and boasts an open plan reception/kitchen leading onto a larger than average private terrace with river views that can be accessed from the reception room and both bedrooms. There are two large double bedrooms both with built in wardrobes, two modern bathrooms (including one en-suite). The property also benefits from an allocated parking space and super fast Fiber Optic broadband.

The Riverside Quarter development benefits from a resident concierge, state-of-the-art leisure centre including swimming facilities and large gymnasium. The apartment is also a short walk to Wandsworth Riverside Quarter pier, which has regular commuting services via the Thames Clipper to Chelsea, Embankment, Blackfriars, London Bridge and Canary Wharf. This stunning apartment is situated within a short distance to Putney Bridge tube (district line) and Wandsworth Town Overground station offering a range of commuting options are all nearby. The development is next to Wandsworth Park, with a cafe, pitch putting and river walk paths to Richmond and the South Bank There's also access to a range of shops and restaurants and a late night supermarket.



Two bedrooms



Two bathrooms



Stunning open plan living space



High specification modern kitchen, integrated appliances



EPC C / Council Tax F / Holding Deposit £691.15



Underground parking space



No onward chain



Private balcony with views of the river Thames



Underground Parking



Minimum Term 12 Months / Deposit £3455.69



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

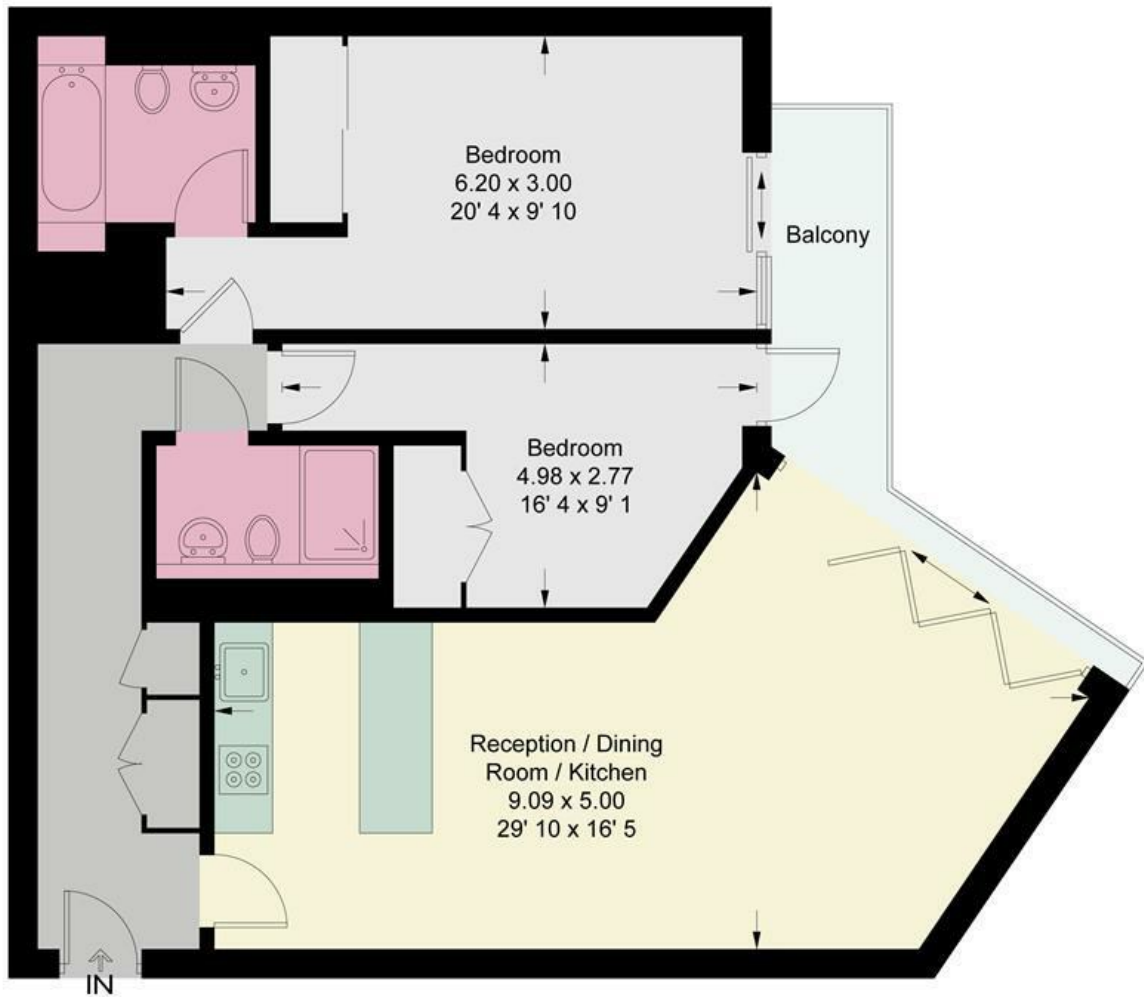
0208 785 4400

# Milliners House

Approximate Gross Internal Area = 901 sq ft / 83.7 sq m



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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
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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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