



JAMES  
ANDERSON



## TO LET

Wadham Road, London, SW15

**£2,200 Per Month**

Per Month

Stunning one bedroom ground floor flat to rent with private garden. The property is perfectly situated only 0.1 miles away from Wandsworth Park and the River Thames and 0.4 miles from East Putney Tube. The property comprises a newly refurbished open plan kitchen / reception room with direct access to a lovely patio garden, modern bathroom a good sized double bedroom.



One Double Bedroom



One Bathroom



Open Plan Reception



Stunning Kitchen



EPC Rating D / Council Tax Band C / Holding Deposit £507.69



East Putney Tube



Brandlehow Primary



Private Garden



Wandsworth Park



Minimum Term 12 Months / Deposit - £2538.46



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

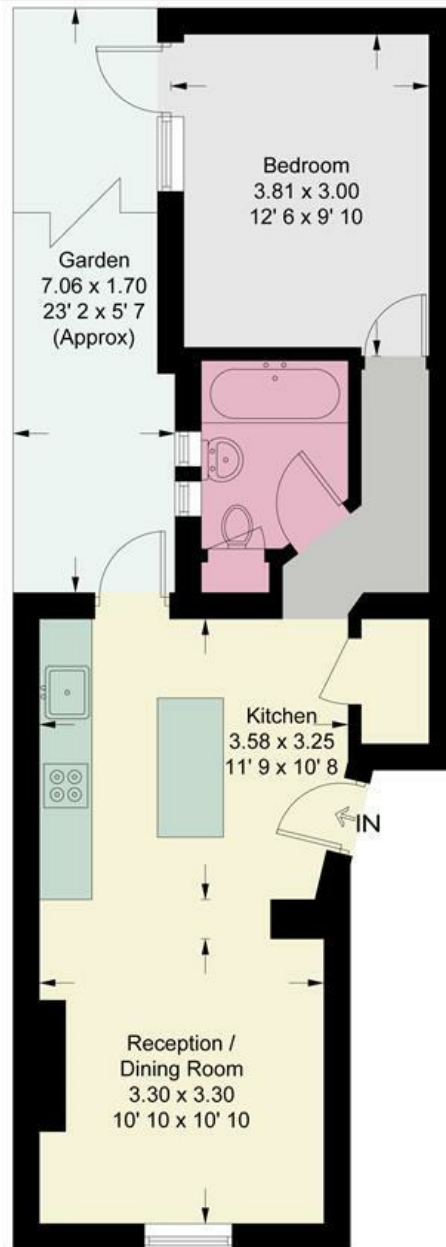
**0208 785 4400**

# Wadham Road

Approximate Gross Internal Area = 475 sq ft / 44.1 sq m



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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>		
(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		
	61	72
<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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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

