



JAMES
ANDERSON



TO LET

Wyatt Drive, London, SW13

£3,750 Per Calendar

Per Calendar Month

This spacious apartment (approx. 1,344 sqft) is located on the first floor of an attractive modern development in the highly desirable 'Barnes Waterside' area. Designed with flexibility in mind, the layout can be enjoyed as an extremely generous two-bedroom apartment or adapted to provide three bedrooms.

A bright and airy reception room offers ample living and dining space, with the option to configure it to your needs, and opens directly onto a large private patio just moments from the River Thames. The sleek, modern kitchen enhances the contemporary style of the property, while two well-fitted bathrooms, including an en-suite to the principal bedroom, provide comfort and convenience.

Additional features include an allocated parking space and beautifully landscaped communal gardens, further complementing the appeal of this outstanding riverside apartment.



Two Bedrooms



Two Bathrooms



Bright Reception Room



Separate Kitchen



EPC Rating B | Council Tax G | Deposit £4,326.92



Hammersmith Tube



Outstanding Local Schools



Off-Street Parking



River Views



Holding Deposit £865.38 | Minimum Term 12 Months



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

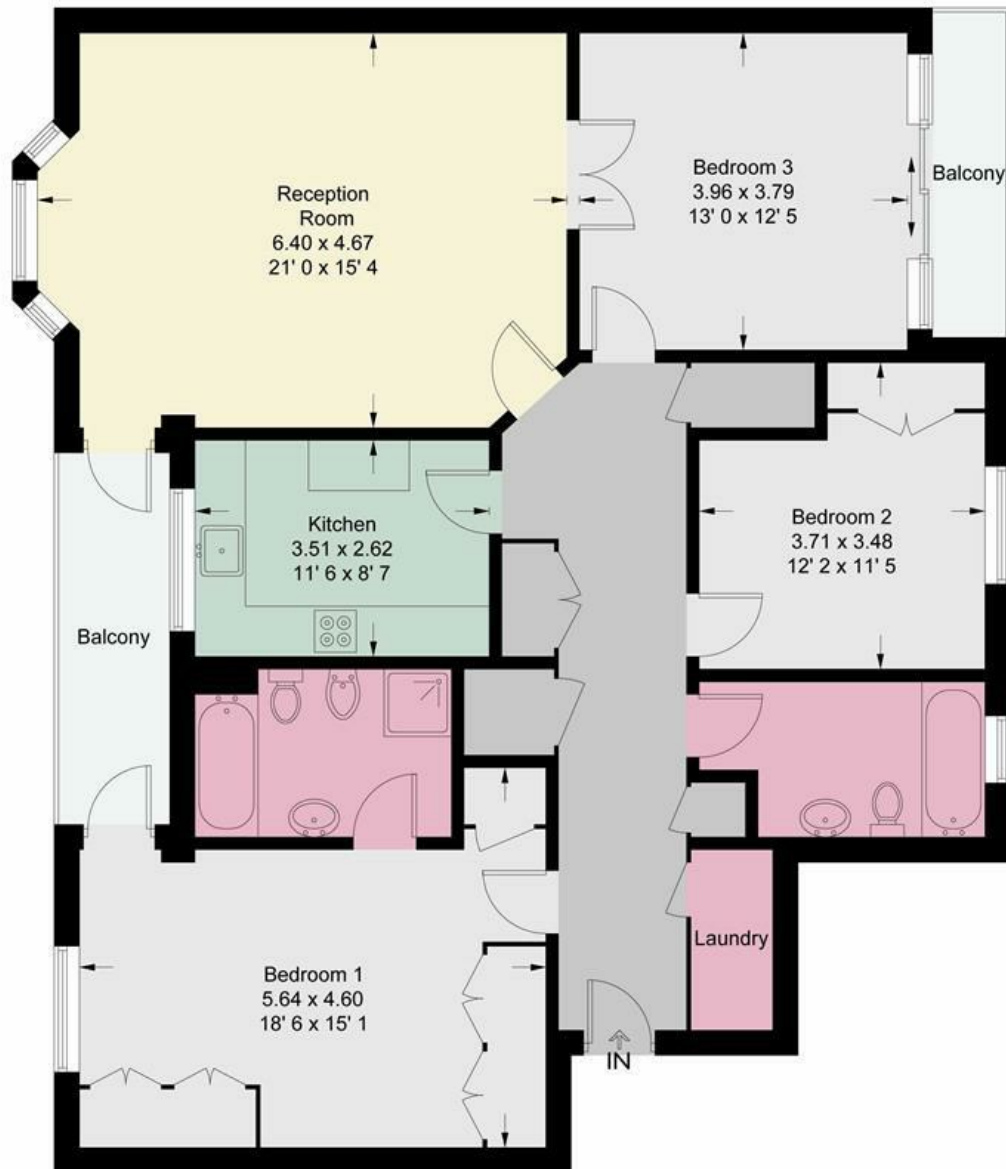
0208 878 8688

Holst Mansions

Approximate Gross Internal Area = 1344 sq ft / 124.9 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		84	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

