



**JAMES  
ANDERSON**



## TO LET

Point Pleasant, Wandsworth, SW18

## £2,000 Per Calendar

Per Calendar Month

Lovely one bedroom apartment to rent with private balcony with River View. The property comprises a modern open plan kitchen reception room, good sized double bedroom and modern bathroom.

Located in a desirable riverside development, this property is just seconds away from Wandsworth Park and the scenic Thames, offering a perfect balance of urban convenience and natural beauty. The vibrant communities of Wandsworth Town and Putney are also within easy reach, providing a wealth of shops, restaurants, and leisure activities.



One Bedroom



One Bathroom



Open Plan Reception



Modern Kitchen



EPC C / Council Tax E / Holding Deposit £461.53



Wandsworth Town



Private Balcony



River View



Close to Wandsworth Park



Deposit £2307.69

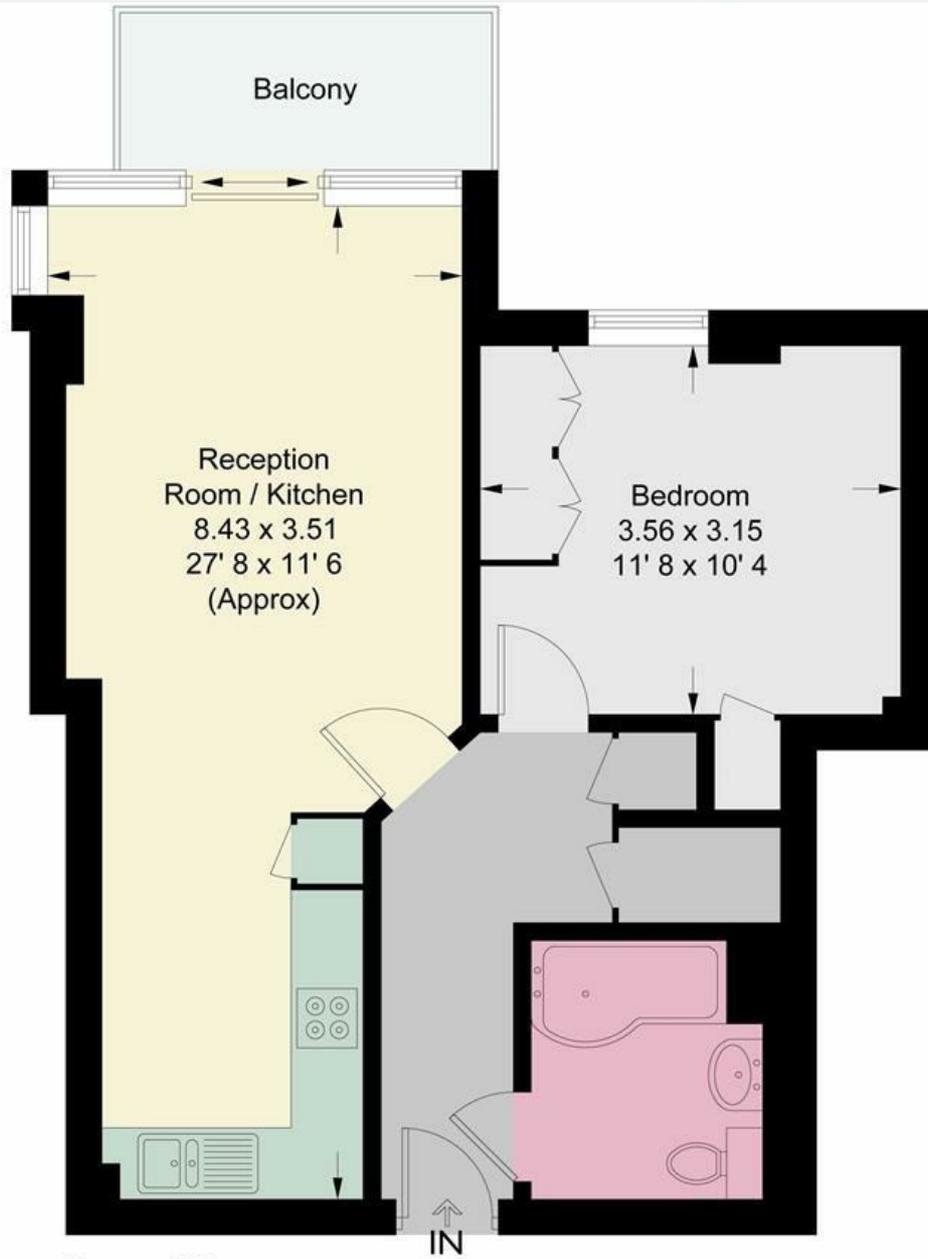


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Point Pleasant

Approximate Gross Internal Area = 542 sq ft / 50.4 sq m



**Second 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) <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>		
<i>Not energy efficient - higher running costs</i>		
	<b>69</b>	<b>79</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

