



**JAMES
ANDERSON**



TO LET

Iron Mill Road, London, SW18

£2,800 Per Month

Per Month

This newly refurbished apartment comprises three generous sized bedrooms. There are a number of good state schools and outstanding independent schools close by. The property has an excellent range of transport links to choose from with numerous bus routes and train services in the Wandsworth area. The property further benefits from a communal gardens.



Three Bedrooms



Two Bathrooms



Large Reception Room



Modern Kitchen



EPC D/ Council Tax Band C/ Holding Deposit £646.15



Wandsworth Town Station



Swaffield Primary School



Southside Shopping Centre



Furnished



Minimum Term 12 Months/ Deposit £3,230.76



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

0208 785 4400

Bembridge House

Approximate Gross Internal Area = 846 sq ft / 78.6 sq m



**JAMES
ANDERSON**



Fourth 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		

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			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

