



**JAMES
ANDERSON**



TO LET

£3,200 Per Month

Shoreham Close, London, SW18

Per Month

This four bedroom, two bathroom flat is available for rent and is a six minute walk from Wandsworth Town railway station. The split-level property is situated on the first and second floors, with a kitchen, reception room and one double bedroom on the first floor. Two further double bedrooms and one single bedroom are located on the second floor, along with two bathrooms. The kitchen is equipped with a fridge, freezer, cooker, gas hob, washing machine and dryer. The flat is conveniently located for public transport, and for general amenities as Wandsworth town centre is just two minutes walk away.



4/5 Bedrooms



Two Bathrooms



Split Level



Modern Kitchen



EPC D / Council Tax Band D / Holding Deposit £738.46



Wandsworth Town



South Thames College



Furnished / Unfurnished



Great Location



Minimum Term 12 Months / Deposit £3692.30

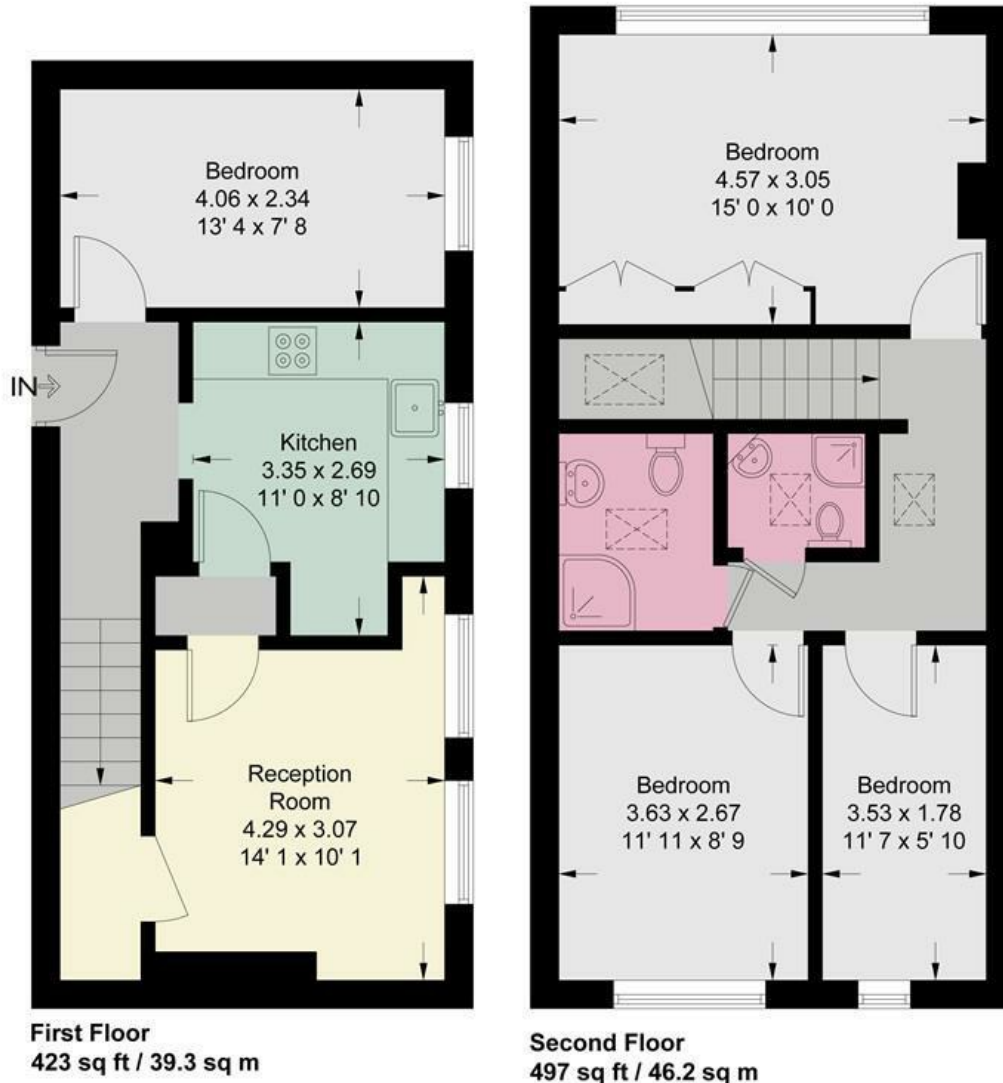


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Shoreham Close

Approximate Gross Internal Area = 920 sq ft / 85.5 sq m



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		

