



**JAMES
ANDERSON**



TO LET

Hardwicks Square, London, SW18

£2,000 Per Month

Per Month

Situated in the heart of Wandsworth, this spacious one bedroom apartment is located in a modern development just around the corner from Southside Wandsworth shopping centre. The secure building has a lift and fob entry. The property itself comprises of a sizeable bedroom with ample in-built storage, a reception room and kitchen with wooden flooring and a modern bathroom. It also benefits from a private balcony. A wide variety of shops, restaurants, cafes and other amenities are all within five minutes walk. Wandsworth Town station is 0.6 miles away and there are a selection of bus services operating from outside the development.



One Spacious Bedroom



One Modern Bathroom



Reception Room



Fully Equipped Modern Kitchen



EPC B / Council Tax Band D / Holding Deposit £461.53



Wandsworth Town Station



Southside Shopping Centre



Private Balcony



Amenities Within Five Minutes Walk



Minimum 12 Month Term / Full Deposit £2307.69

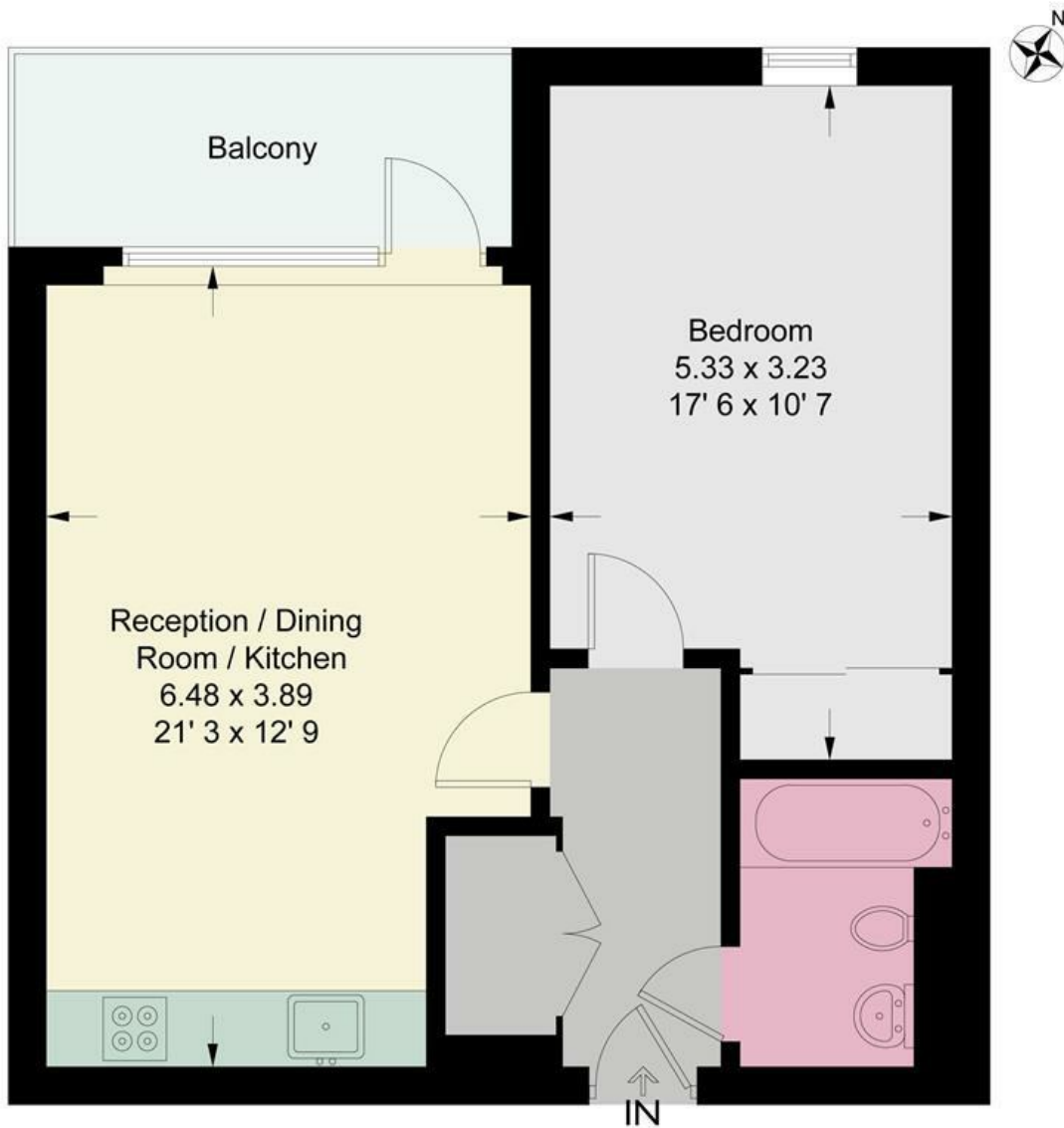


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Hardwicks Square

Approximate Gross Internal Area = 553 sq ft / 51.4 sq m



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

