



JAMES  
ANDERSON



## TO LET

Anchor House, Wandsworth, SW18

## £2,250 Per Month

Per Month

A stunning fifth floor light and spacious apartment positioned in this wonderful riverside development. Consisting of entrance hall, reception room with private balcony and river views, partially open plan fitted kitchen, two double bedrooms with en-suite shower room to master and main bathroom. The property is well presented throughout has laminate wood and tiled floors, 24hr concierge and an on site shop.



Two Double Bedrooms



Two Bathrooms



Open Plan Reception



Modern Kitchen



Fifth Floor Apartment



Wandsworth Town



St Faiths



River Views



Unfurnished

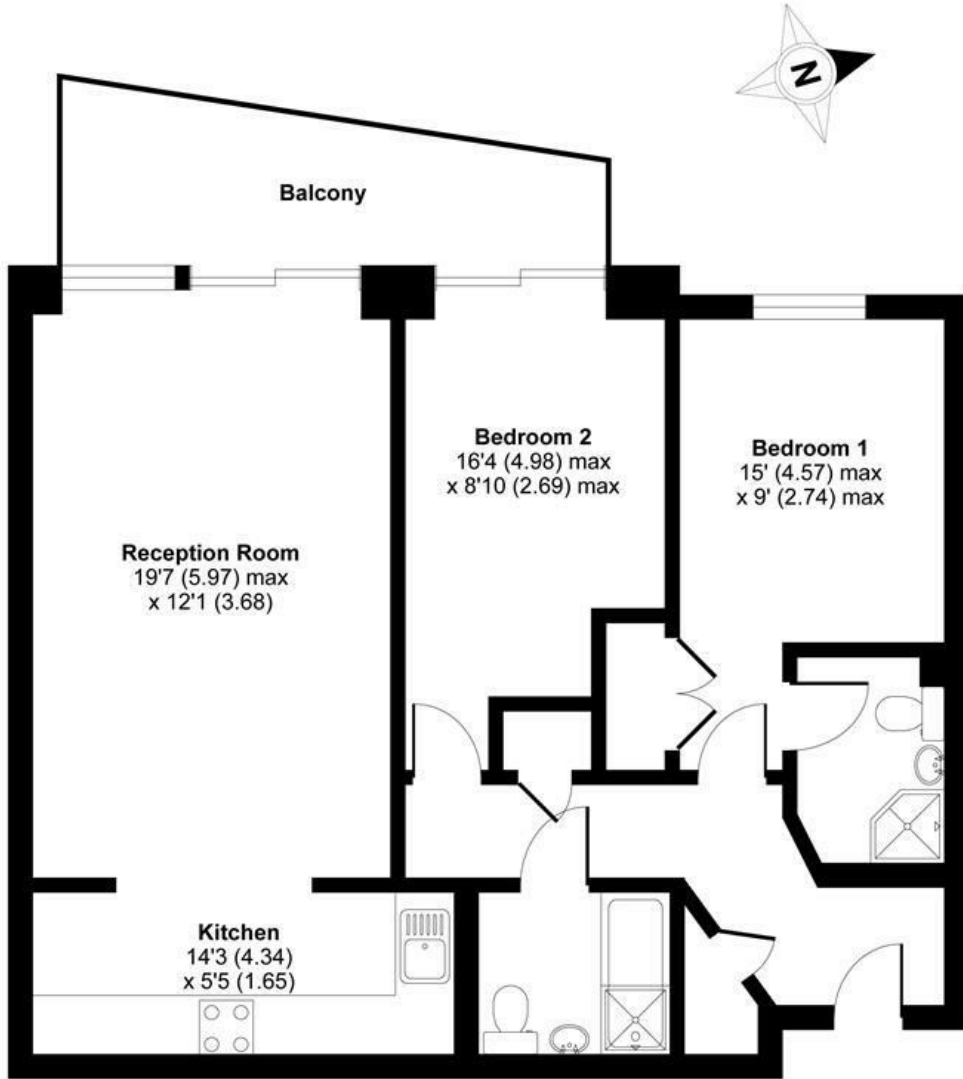


Private Balcony



# Smugglers Way, London, SW18

APPROX. GROSS INTERNAL FLOOR AREA 782 SQ FT 72,6 SQ METRES



FIFTH FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	80	85

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

