



**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

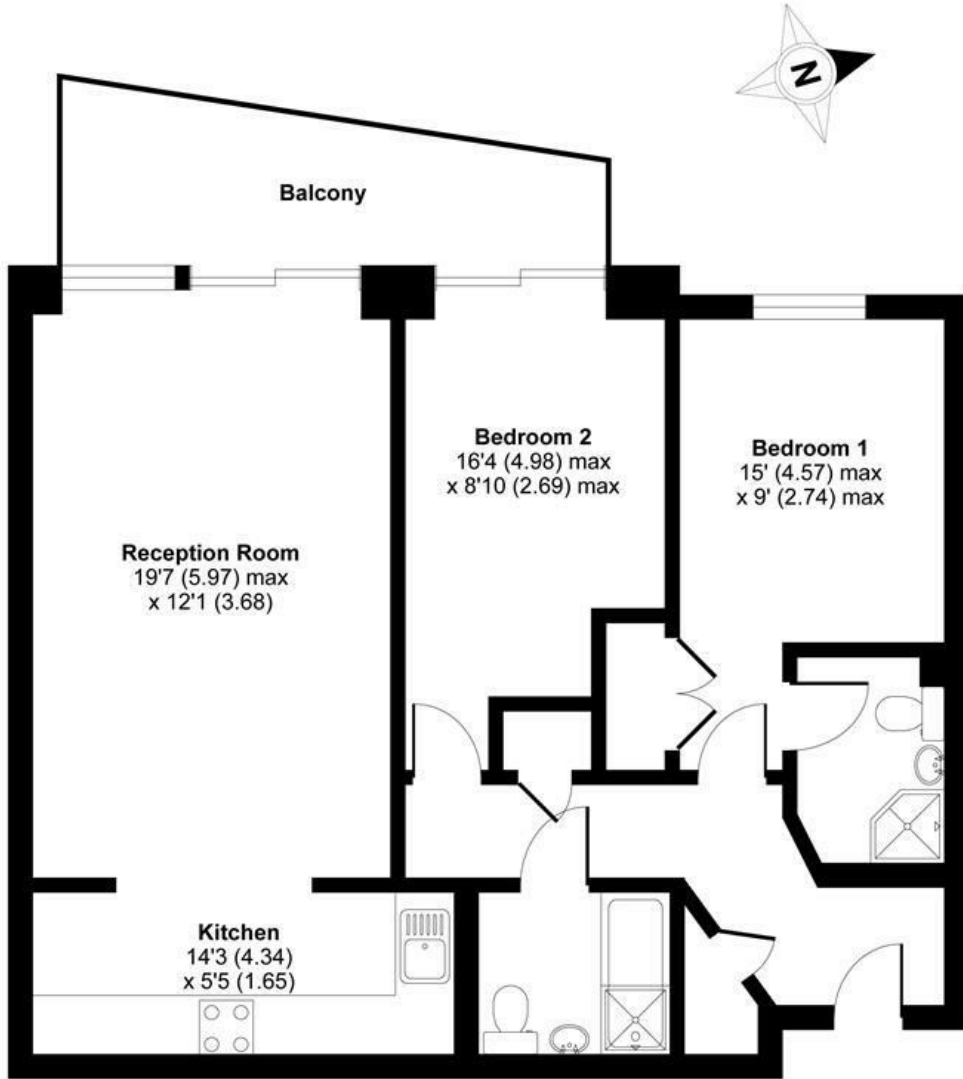


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	80	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

