



Prices Court  
Cotton Row, SW11

CHESTERTONS







A spacious two-bedroom two-bathroom apartment with lift access in a gated riverside development with underground parking.

The property is proportioned generously and comprises a large open plan kitchen/reception room, a spacious principal bedroom with en-suite, a further bedroom and family bathroom as well as storage space.

The development has excellently maintained communal gardens, a concierge and parking. Located on the river and within easy access of Clapham Junction and Wandsworth Town stations, the property has plenty of amenities on its doorstep.

- Riverside Development
- Two Double Bedrooms
- Two Bathrooms
- Open Plan
- communal Gardens
- Secure Parking

**£2,600 pcm**

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		
Most energy efficient - lower running costs	Current	Potential
A (94-100)		
B (81-93)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Minimum Term:** 12 months  
**Deposit Required:** £3,000.00  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** F  
**EPC Rating:** B  
**Unfurnished**

*Chestertons Battersea Park & Nine Elms Lettings*

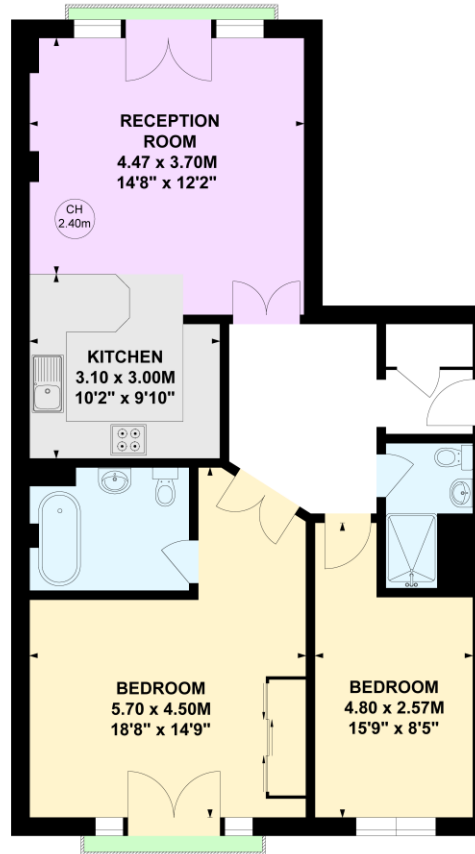
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# Cotton Row, SW11

Key :  
CH - Ceiling Height

Approximate gross internal area  
79.2 sq m / 582 sq ft



## First Floor

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