

# Eastfields Avenue

London, SW18

£2,600 per month  
(£600 per week)

A modern two double bedroom apartment situated in a sought after riverside development. The property benefits from two bedrooms, two bathrooms, private balcony and allocated parking.

**CHESTERTONS**

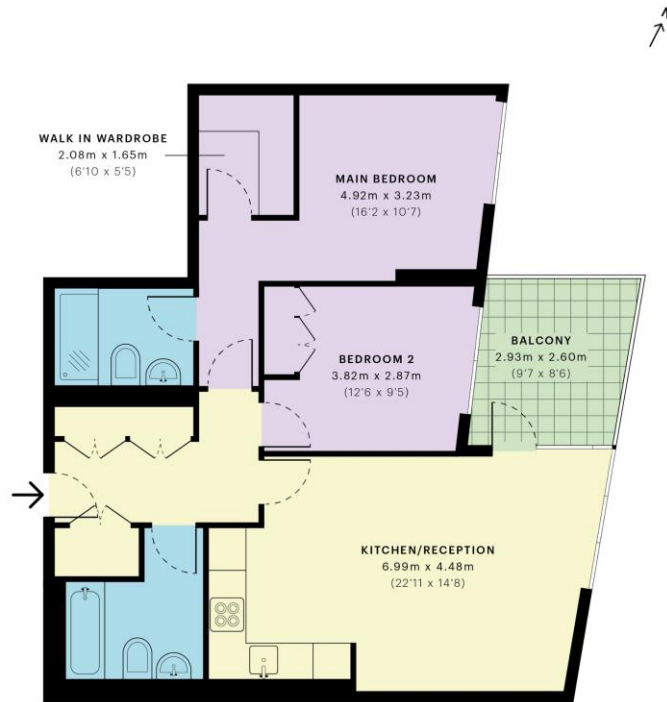


Eastfields Avenue, SW18

CAPTURE DATE 15/03/2021 LASER SCAN POINTS 2,393,002

GROSS INTERNAL AREA

76.59 sqm / 824.41 sqft



— Sixth Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
76.59 sqm / 824.41 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes walkways, restricted head height  
72.51 sqm / 780.49 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
6.74 sqm / 72.55 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 83.33 sqm / 896.96 sqft  
IPMS 3C RESIDENTIAL 79.25 sqm / 853.04 sqft

SPEC ID: 604b3b581ac6dc0e2ce47f05

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

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) A                                     |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 76      | 76        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

## Chestertons Wandsworth Lettings

11 Huguenot Place  
London  
SW18 2EN  
lettings.wandsworth@chestertons.co.uk  
02081047540  
chestertons.co.uk

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

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