

TO LET



Tonsley Heights, Wandsworth, SW18

£1,750.00 PCM

 **1**

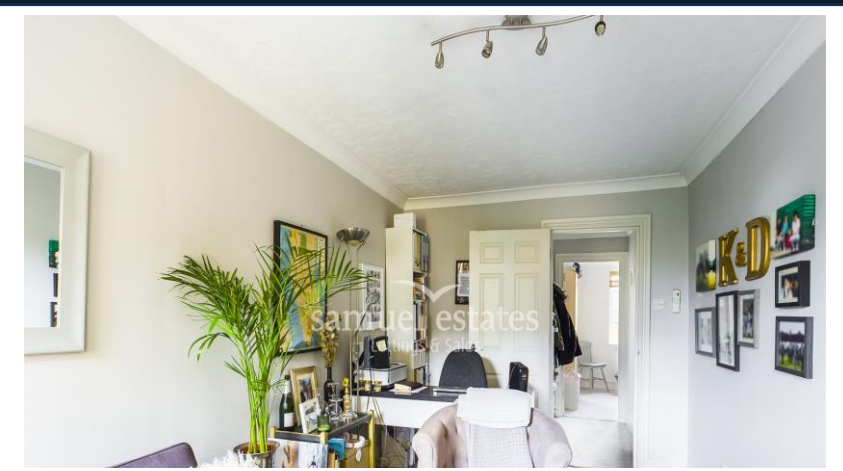
 **1**


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Property Description

Fantastic, homely, one bedroom, one bathroom apartment. The property offers a spacious living area with space to dine, separate kitchen, good sized double bedroom and parking.

East Hill provides easy access to Clapham Junction station, Wandsworth Town train station and to Wandsworth centre with its ever-improving Southside shopping centre.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Material Information

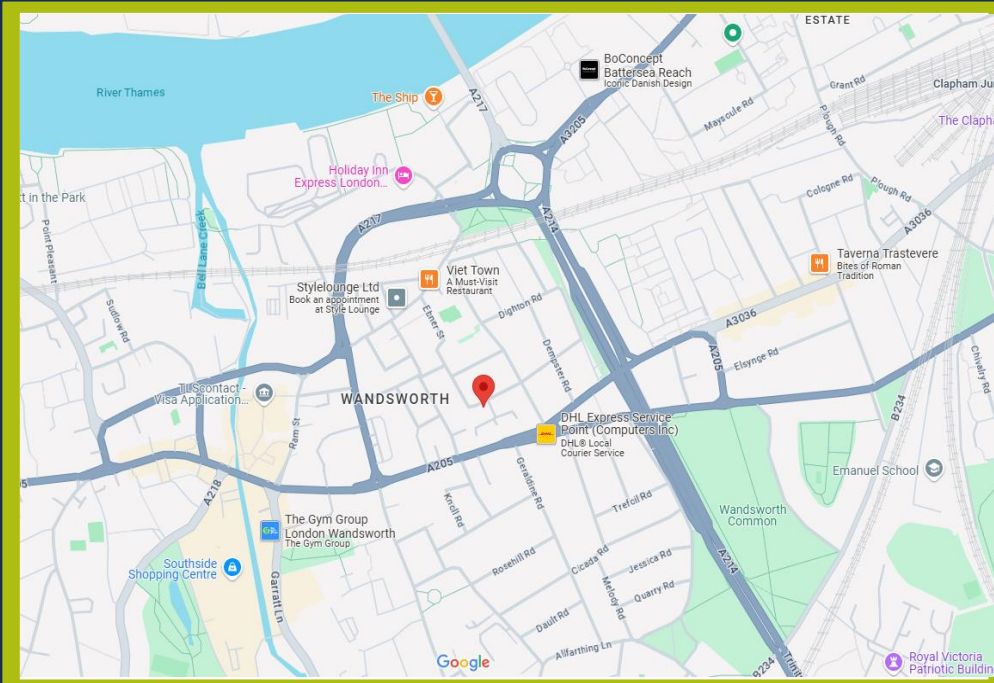
Date Available – 02/10/2024

Holding deposit amount – £403.00

Security Deposit amount (Five weeks rent) – £2,019.00

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type
Apartment (Fourth Floor)



Construction Type
Brick



Parking
No Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Standard, Superfast



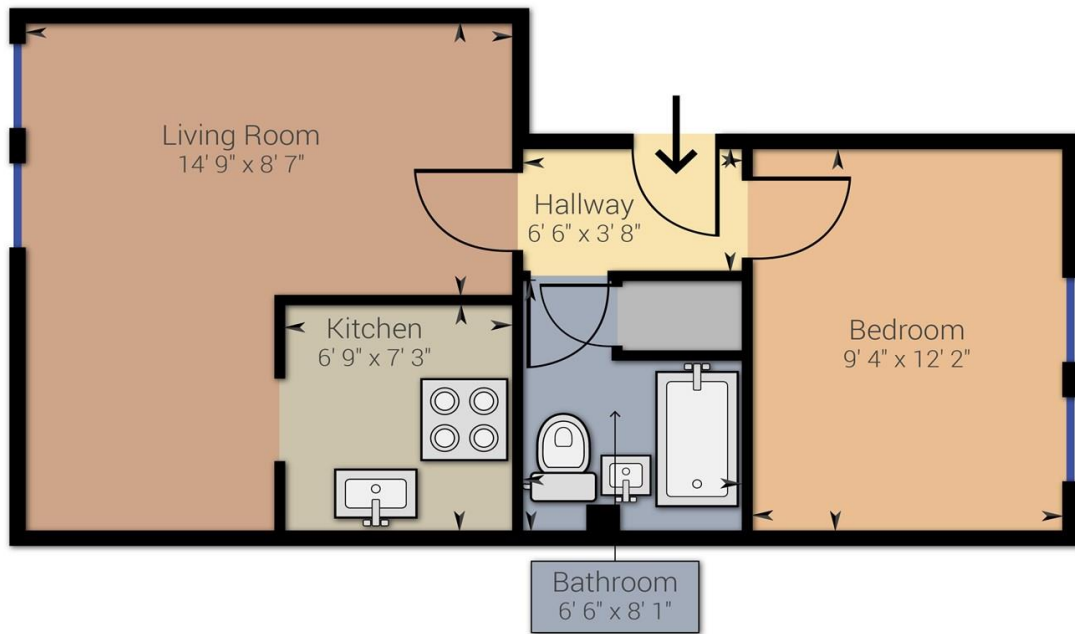
Mobile Signal
Limited Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None

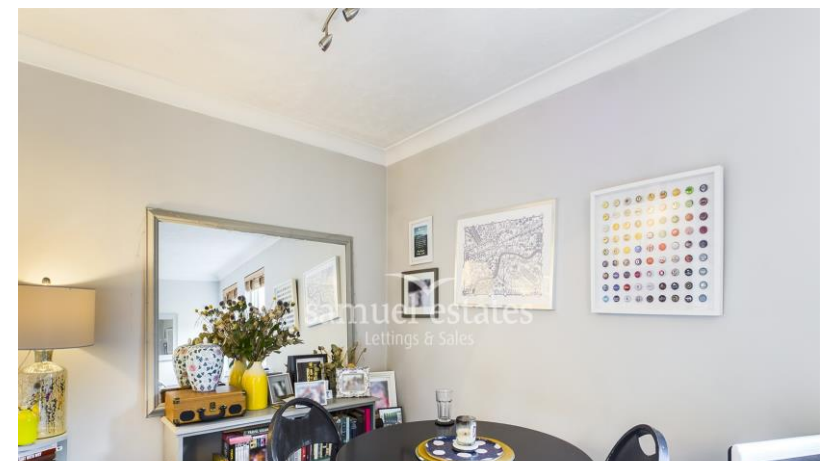


Proposed Development in Immediate Locality?
None



Approximate net internal area: 436.49 ft² / 40.55 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	67	70

Balham
 45 Bedford Hill,
 London, SW12 9EY
 ☎ 020 8673 4666

Colliers Wood & Wimbledon
 30 Watermill Way,
 London, SW19 2RT
 ☎ 020 8090 9000

Streatham
 432/434 Streatham High Road
 London, SW16 3PX
 ☎ 020 8679 9889

