



**JAMES
ANDERSON**



TO LET

West Hill, London, SW18

£2,800 Per Month

Per Month

A unique, character filled and well presented three bedroom flat situated in a converted old school building which is located just moments from Wandsworth town centre offering a cinema, shops and is within easy reach of Wandsworth Town BR station. The property is spacious and neutrally presented throughout and comprises a spacious open plan lounge/ diner with a fantastic fitted kitchen, there are three double bedrooms and a bathroom with an over bath shower.



Three double bedrooms



Modern Bathroom



Open Plan Reception



Modern Kitchen



EPC D / Council Tax D / Holding Deposit £646.15



Wandsworth Town



Putney High



Communal gardens



Converted school building

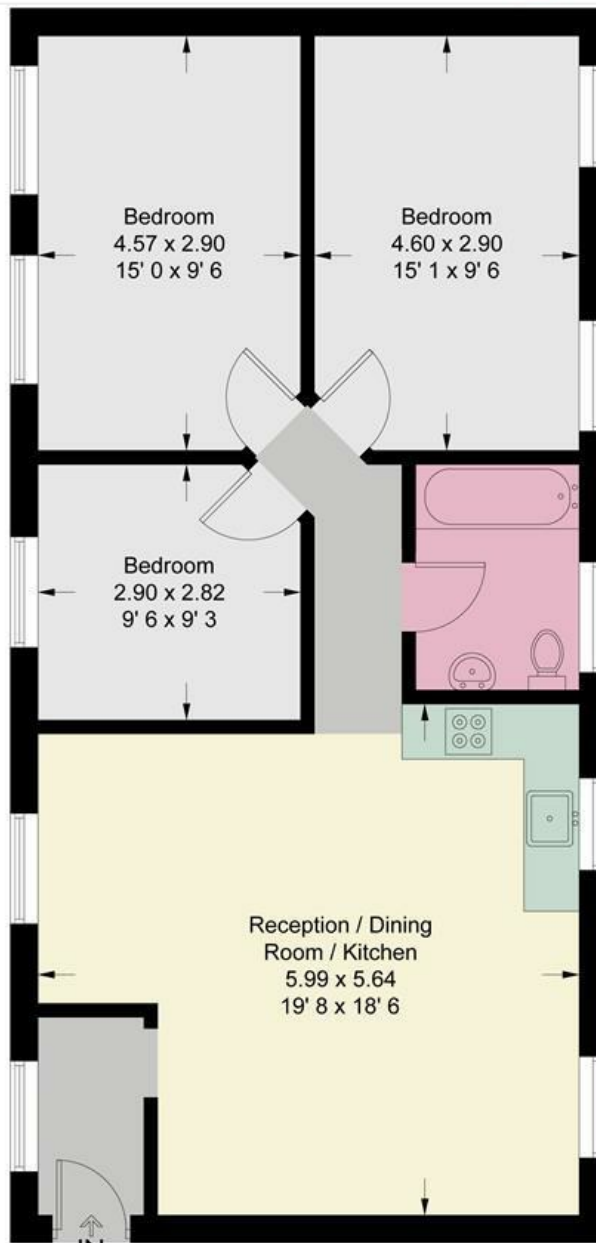


Minimum Term 12 Months / Deposit £3230.76



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

0208 785 4400



First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| 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 | |

