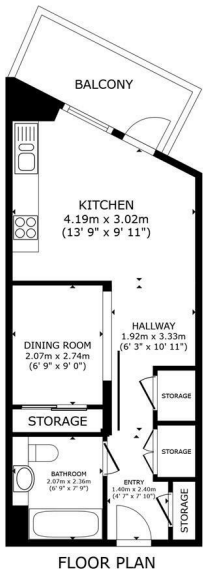
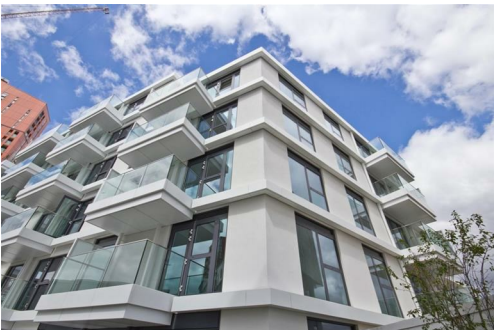


**Wigmore Jones Ltd**  
**Wigmore Jones - Lettings**  
Foundry Building, 2 Smiths Square  
77 Fulham Palace Road  
London  
W6 8AF  
**Contact**  
0207 118 8484  
help@wigmorejones.com  
www.wigmorejones.com

**Brent House**  
Nine Elms Point  
50 Wandsworth Road  
SW8 2FL



Brent House  
£425,000



FLOOR PLAN




GROSS INTERNAL AREA  
FLOOR PLAN 39.3 m<sup>2</sup> (423 sq.ft.)  
EXCLUDED AREAS : BALCONY 6.0 m<sup>2</sup> (64 sq.ft.)  
TOTAL : 39.3 m<sup>2</sup> (423 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Local Authority  
Lambeth London Borough Council

Council Tax Band  
E

Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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	



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements