

TO LET



St Anns Crescent, Wandsworth, SW18

£2,000.00 PCM

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Property Description

This stunning bright one bedroom flat conveniently located for Wandsworth Town (B.R) station, a short walk from the shops and restaurants of Southside Shopping Centre. Abundance of space offered along with ample of storage.

Neutrally decorated throughout the property comprises large reception room with space for dining, separate kitchen, large double bedroom and bathroom with shower over bath.

Ideal for a couple or a single professional. Property offers communal garden and an allocated parking space.

Viewings strictly by appointment with Samuel Estates, contact us now to arrange a viewing. This property will go fast!



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 – 21/05/2026

Holding deposit amount – £461

Security Deposit amount (Five weeks rent) – £2,307.00

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Allocated Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Electric
Communal / Mains



Broadband
XXXXXXXXXX



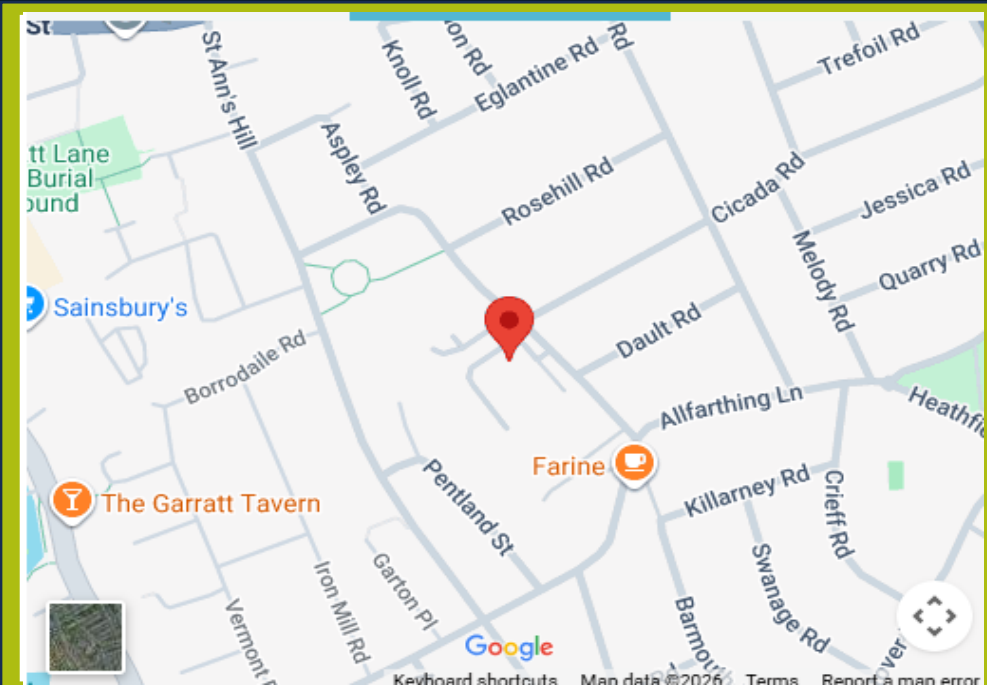
Mobile Signal
XXXXXXXXXX



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

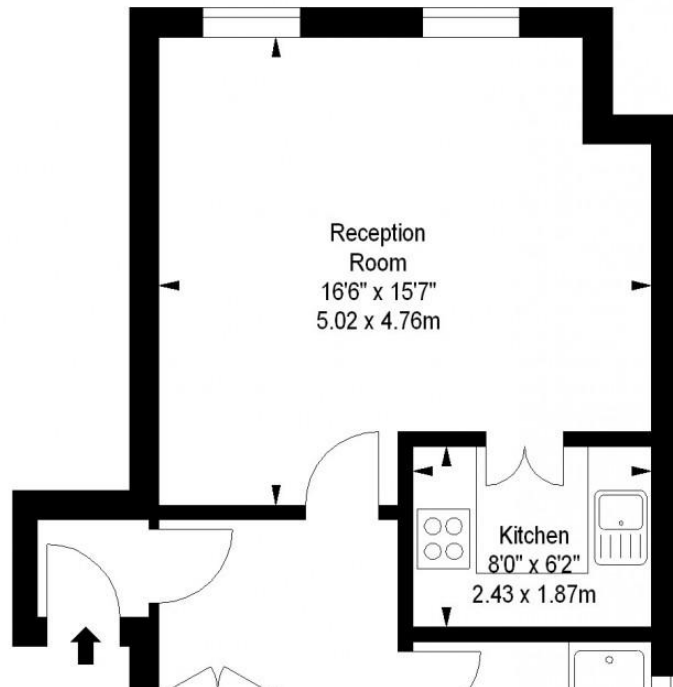
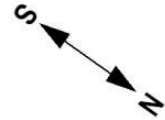


Proposed Development in Immediate Locality?
None



Wycombe Place, SW18

Approximate gross internal area
611 sq ft / 56.76 sq m



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

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| 92-100 A | | |
| 81-91 B | | |
| 69-80 C | 71 | 71 |
| 55-68 D | | |
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