



Denton Street, Wandsworth Town, SW18 2JR

£1,150 pcm + security deposit



Lovely one bedroom flat located in Wandsworth,...

This lovely, unfurnished one bedroom apartment is a great opportunity for a single professional or couple looking to be well-connected into town but also enjoy excellent local restaurants, cafes, shops and pubs. Set on the ground floor, it comprises a separate lounge with full height windows, bedroom, modern tiled bathroom with shower and a fully fitted kitchen. The flat is tastefully decorated throughout and offers ample built in storage to make best use of space. It also benefits from a private, dedicated off street parking space.

Set within a well-maintained purpose-built private block is small; with only 9 flats in total and is neatly tucked away in a quiet corner of Denton St with its own dedicated bike racks, communal garden area suitable for BBQs. .

Located very conveniently in the centre of Wandsworth on a quiet residential road. Walk one way out of the property and you are only a couple of minutes walk from a large Sainsburys, Waitrose, and three separate gyms as well as a host of restaurants. Walk the other way and Wandsworth Town station is 8 minutes walk with Waterloo 15 minutes on from there. Alongside Wandsworth Town station are all the friendly independent restaurants, village market and shops of Old York Road, a great spot for a summer evening drink or meal. Clapham Junction is just a few minutes bus ride away. Alternatively use your private parking space and you can be out onto the A3 into Surrey very quickly.

Key features:

- Conversion
- 1 Bathroom
- 1 Bed
- Unfurnished
- 1 Reception
- Gas Central Heating



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VAT Hanley Estates Ltd VAT Reg. No. 976669935 Registered in England No. 6478632
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Energy Efficiency Rating and Environmental Impact (CO₂) Rating

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C		80	(69-80) C		
(55-68) D	63		(55-68) D	55	66
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England	EU Directive 2002/91/EC 		England	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Council Tax Band

Band: D

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