

**BATTERSEA & NINE ELMS
ESTATES**

Call our Lettings Team on
+44 (0)207 720 6089



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549 Wandsworth Road

£600 Per Week

Set within a private residential development, this bright and well-proportioned apartment offers two double bedrooms, one ensuite shower room, a family bathroom and a private balcony, creating an inviting and practical living space.

The property features a separate, well-equipped kitchen with integrated appliances, a generous reception room, wood flooring, double glazing and calm, neutral interiors throughout.

Conveniently located moments from Wandsworth Road Overground Station—with direct links to Clapham Junction and Canary Wharf—the apartment is also within easy reach of the vibrant cafés, restaurants and bars of Clapham Old Town.

Council Tax Band: Lambeth D

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £600 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Central Heating Gas – Communal | Internet: Ftp

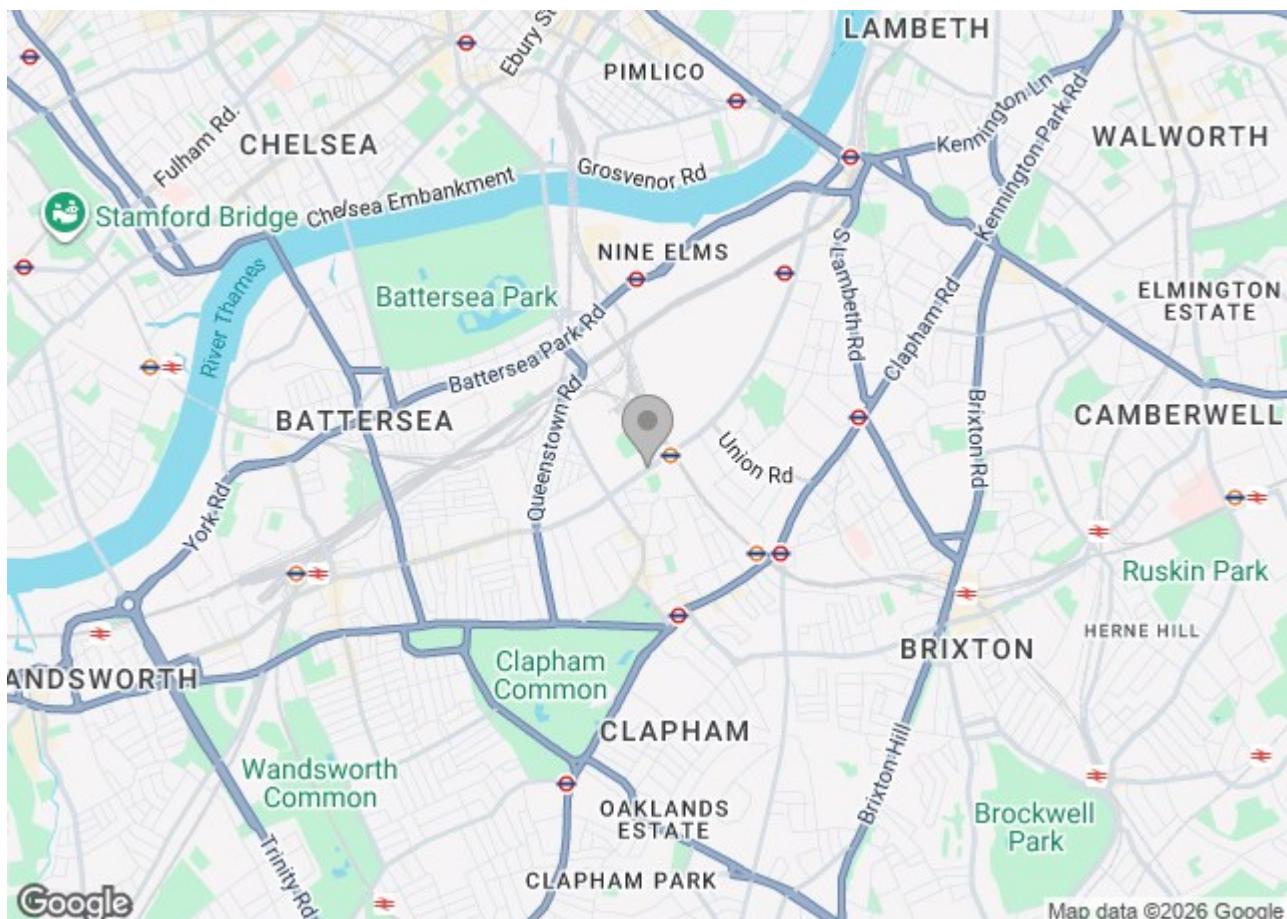
To check broadband and mobile phone coverage please visit Ofcom.

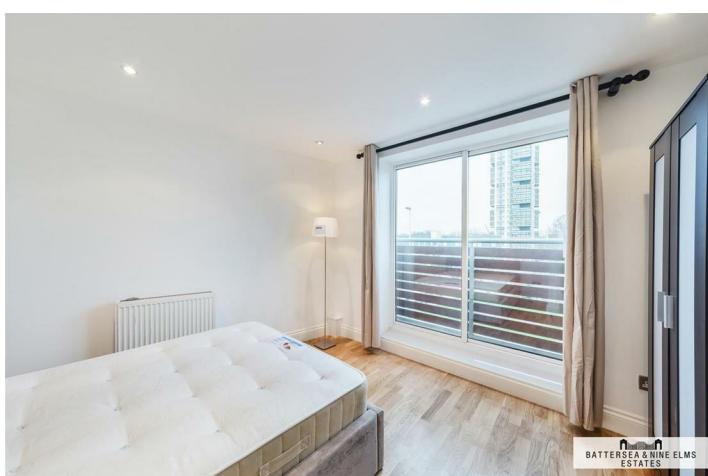
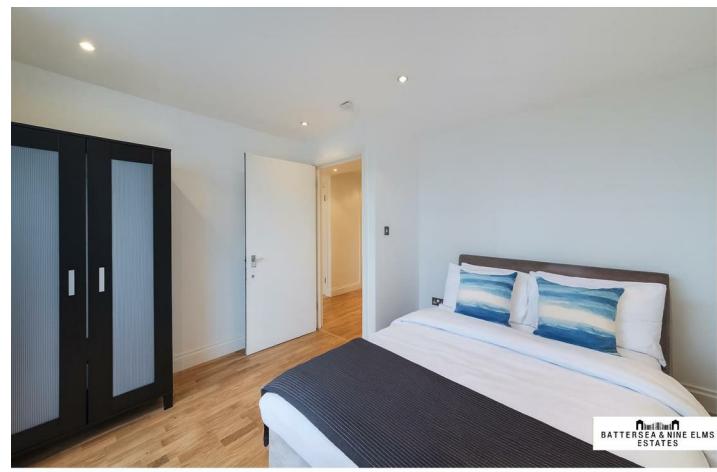
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

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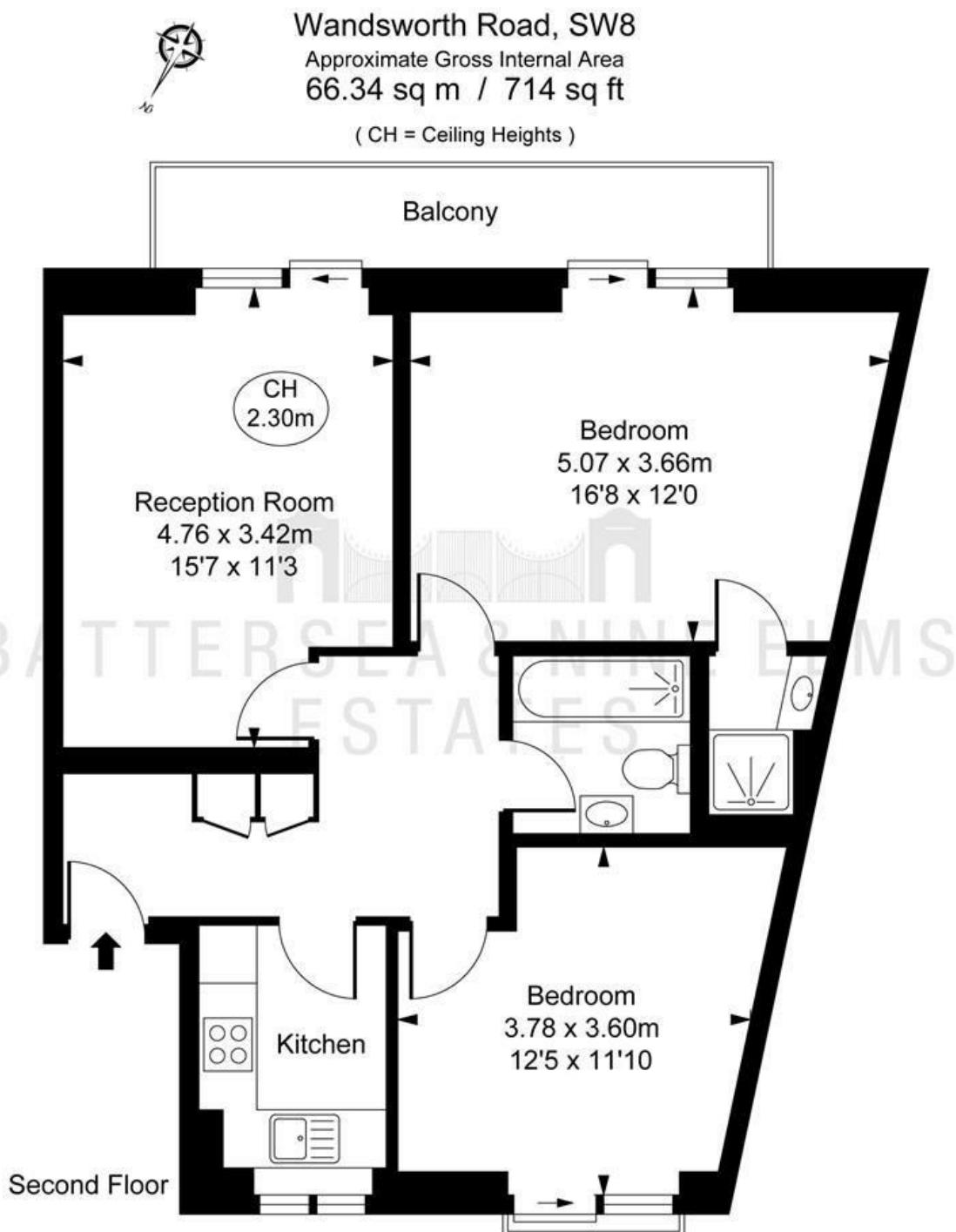


- Two double bedrooms
- Wood Floors & Double Glazing
- Available now
- Private balcony
- Private Residential Development
- 2nd floor
- Excellent transport links





Floor Plan



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A				Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(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 & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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