



Spectrum Way

London, SW18

£2,350 per month
(£542.31 per week)

This fantastic one double bedroom apartment boasts a large open plan kitchen/reception room which leads onto a full length private balcony. On entering the property there is a spacious hallway with a well-appointed storage cupboard. The open plan kitchen, living and dining space has been finished to an excellent standard and has integrated appliances. Off the hallway is a contemporary bathroom. The property further benefits a lift, 24 hour concierge and communal gardens. This impressive development is located in the heart of Wandsworth Town with excellent transport links, including Wandsworth Town mainline station and numerous bus links, just moments away. An abundance of shops, cafes, bars and restaurants local to Wandsworth Town Centre and Southside shopping centre are also just minutes away from this stunning apartment.

CHESTERTONS



Spectrum Way

London, SW18

- One bedroom apartment
- Modern development
- Unfurnished
- Concierge
- Wandsworth Town



Deposit Required: £2,711.54
Local Authority: Wandsworth
Council Tax Band: D
EPC Rating: B
Unfurnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	81	81
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Wandsworth Town Lettings

47 East Hill
London
SW18 2QE
wandsworthlettingsusers@chestertons.co.uk
02081047540
chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)
Tenancy Agreement Fee: £300
References per Tenant/Guarantor: £60
Inventory check (approx. £100 – £250 inc. VAT)
chestertons.co.uk/property-to-rent/applicable-fees

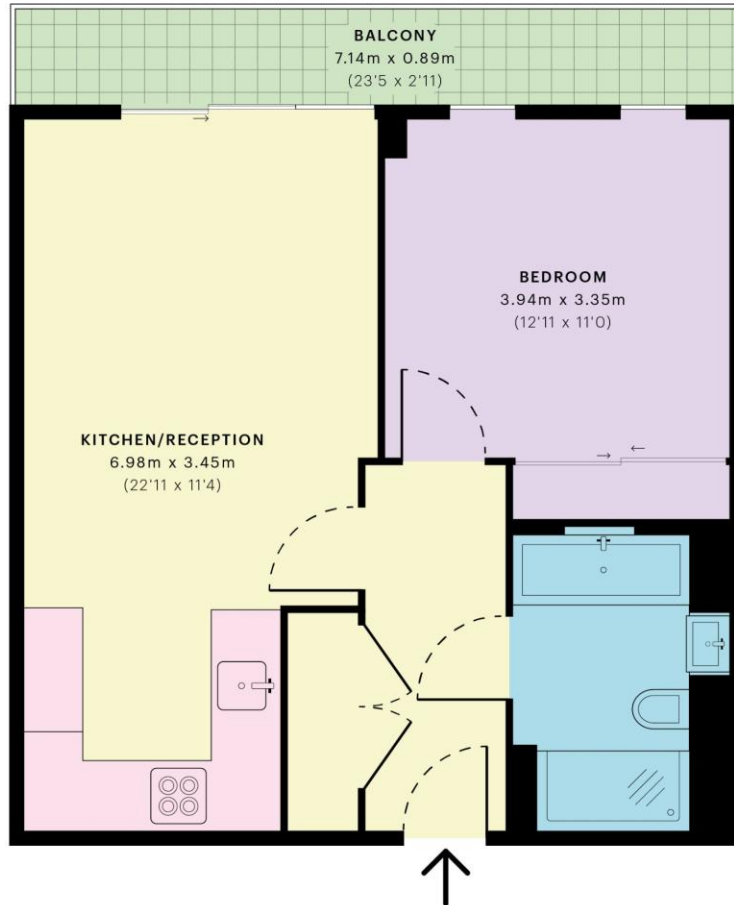


Beacon Tower, SW18

CAPTURE DATE 28/04/2022 LASER SCAN POINTS 29,856,159

GROSS INTERNAL AREA

47.72 sqm / 513.65 sqft



— Eighth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
47.72 sqm / 513.65 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
45.00 sqm / 484.38 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
6.28 sqm / 67.60 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 53.28 sqm / 573.50 sqft
IPMS 3C RESIDENTIAL 51.64 sqm / 555.85 sqft

SPEC ID 625e6f64f716750dddb1562c

