



**SEYMOURGREEN**  
AT THE HEART ♥ OF YOUR MOVE

## Wandsworth Common West Side, Wandsworth, London, SW18

- ♥ Two Double Bedrooms
- ♥ Wandsworth Town Station
- ♥ Patio Garden
- ♥ Open Plan Living Space
- ♥ Ideal Location
- ♥ Modern Bathroom

A perfectly located spacious garden flat set within this impressive period building just a few minutes walk from Wandsworth Town Mainline, the excellent eateries of Old York Road and the wide open spaces of Wandsworth Common. With TWO DOUBLE BEDROOMS, large open plan living room kitchen, modern bathroom, useful cellar storage and patio garden this flat is an ideal property for a couple or two sharers.

# To Let: £2,500 per month



Seymour Green, 483 Merton Road, London SW18 5LE

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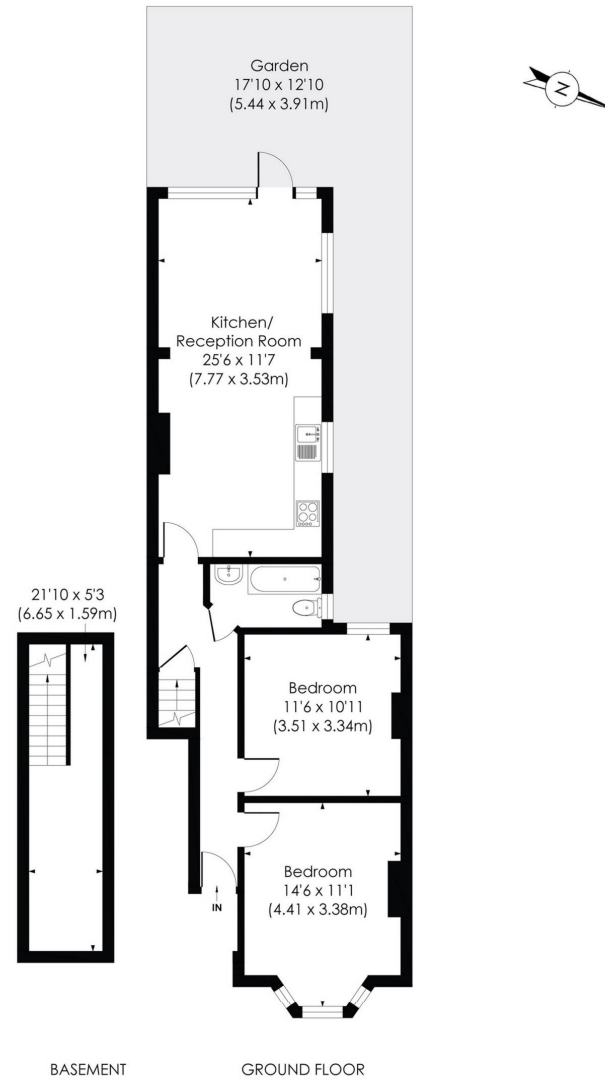


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## WANDSWORTH COMMON WEST SIDE, SW18

Approx. Gross Internal Floor Area

**830 Sq. ft/77.11 Sq. m**



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



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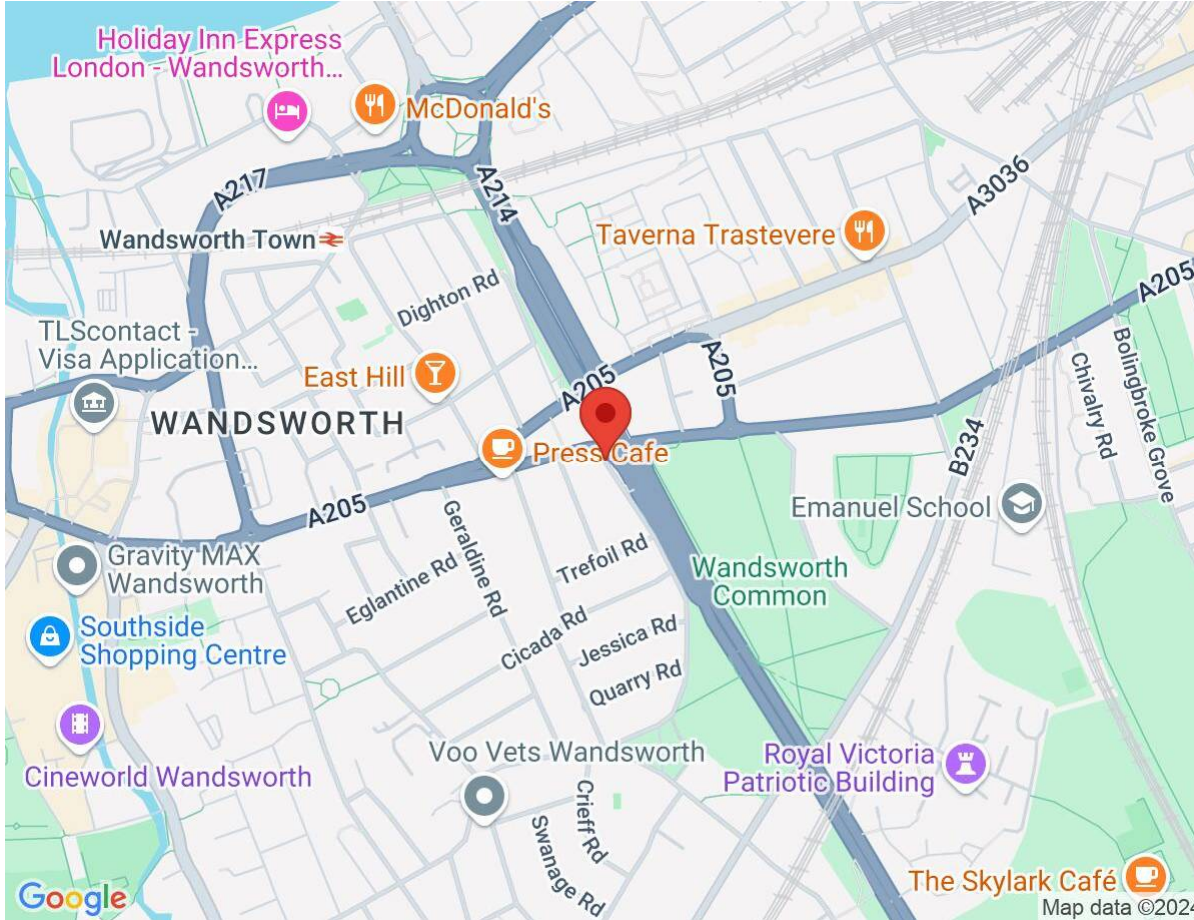
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**IMPORTANT NOTICE**  
Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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