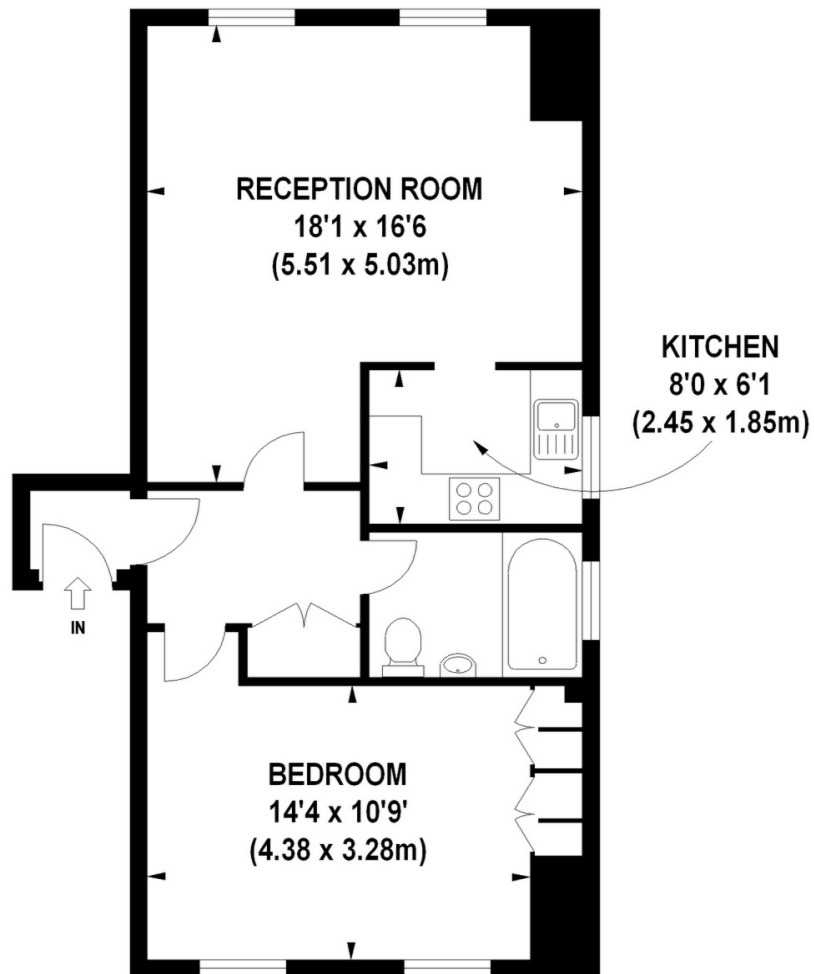




St Ann's Crescent, SW18

This well located flat is in excellent condition and superbly located. The accommodation comprises 18' living room, 14'4 double bedroom with built in wardrobes, fitted kitchen and bathroom with modern white suite. The property further benefits from double glazing throughout, off street parking for one car, communal garden, is furnished and available immediately. St Anns Crescent is well placed for transport with Wandsworth Town Mainline Station a 10 minute walk and regular bus services on East Hill and Garratt Lane. Southside Shopping Centre is also close by with a very good selection of shops and eateries.

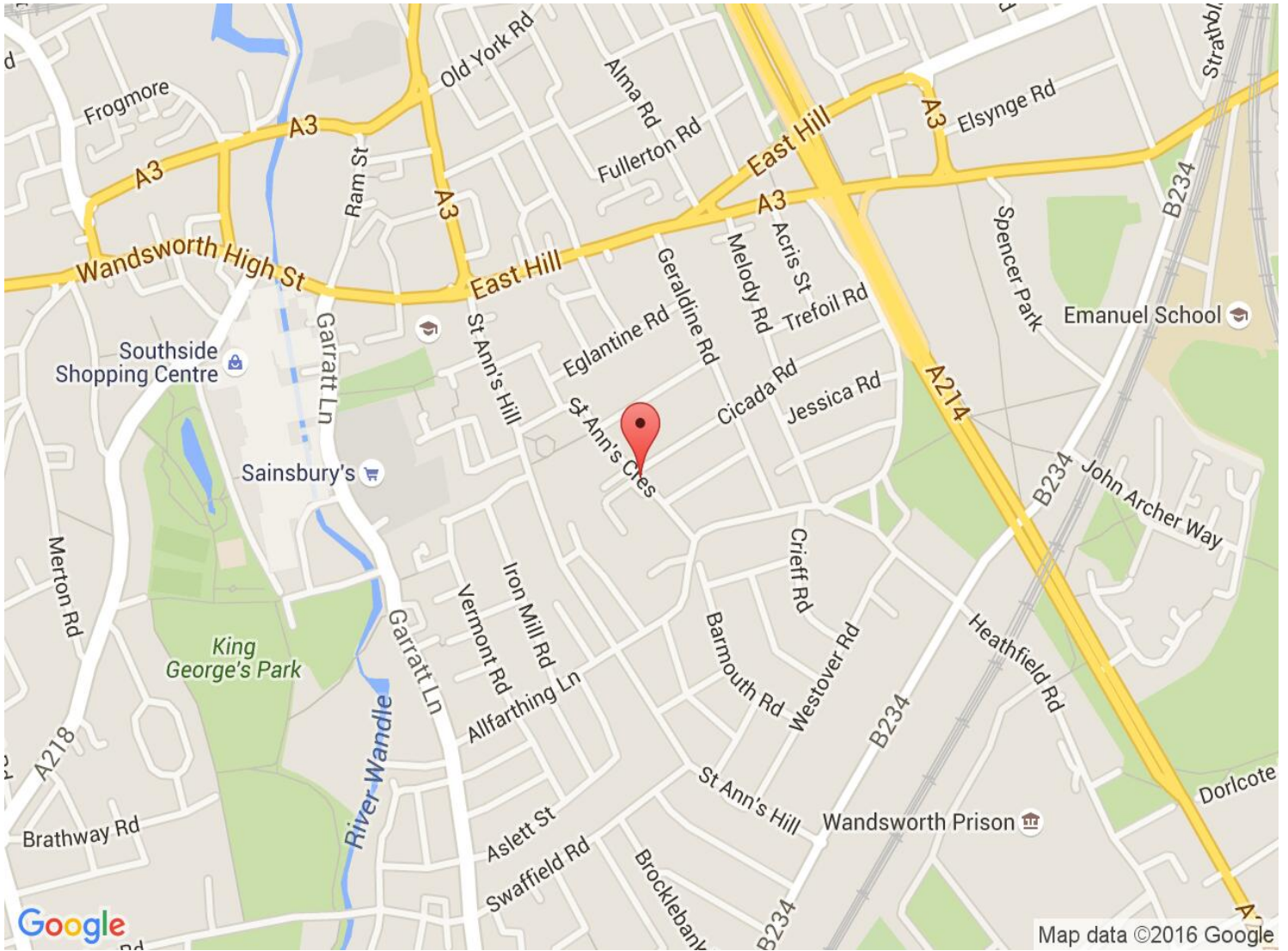
£1,300 per month



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 605 SQ FT / 56 SQ M

**Illustration for identification purposes only, not to scale
All measurements are maximum, and includes wardrobes and window bays where applicable
Prepared by Pixangle © . Tel 020 8870 2118**



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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	76	78	80 82
(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		England & Wales
			EU Directive 2002/91/EC

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