

Cotton Row | London, SW11



£2,500 Per Month
Unfurnished

- Gated Modern Riverside Development • First Floor Apartment • 2 Double Bedrooms • Large Reception Room with Dining Space • On-Site Porter • Communal Gardens • Bathroom and Ensuite • Secure Parking • Short Walk to Clapham Junction • Good Choice of Local Bars & Restaurants

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Bright and spacious two double bedroom apartment on the first floor of this popular gated development on the Thames. Superbly presented modern accommodation comprises large reception room with ample dining space, large windows and Juliet balcony, modern kitchen, master bedroom with en-suite shower room, further double bedroom and family bathroom with storage and shower over the bath. The development benefits from on-site concierge, parking and immaculately presented communal gardens.

Located a short walk from Clapham Junction and also Wandsworth Town Stations. Plenty of good bus routes to the West End or City. Good choice of pubs and restaurants close by at Old York Road.

Council Tax Wandsworth Band F. Offered unfurnished/part furnished and available from 4th of October.

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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 81 | 85 |
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



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