



LUX APARTMENTS, LONDON, SW18  
**£1,950 PER MONTH PART FURNISHED**

An outstanding high specification new build apartment located on the first floor of this sought after development in the heart of Wandsworth

Putney, Wandsworth, Southfields & Earlsfield | 020 8877 1000

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### **DESCRIPTION:**

An outstanding high specification new build apartment located on the first floor of this new and much sort after development in the heart of Wandsworth. The property has been finished to an extremely high standard and consists of a double bedroom leading to a private balcony and a good-sized open plan living room living room and kitchen.

Other benefits include under floor heating, plenty of built in storage and optional furnishings. The property will ideally suit either a single occupant or professional couple seeking a new home. The property is located in a prime development which is within walking distance of popular local amenities and British Rail links.

### **ACCOMMODATION**

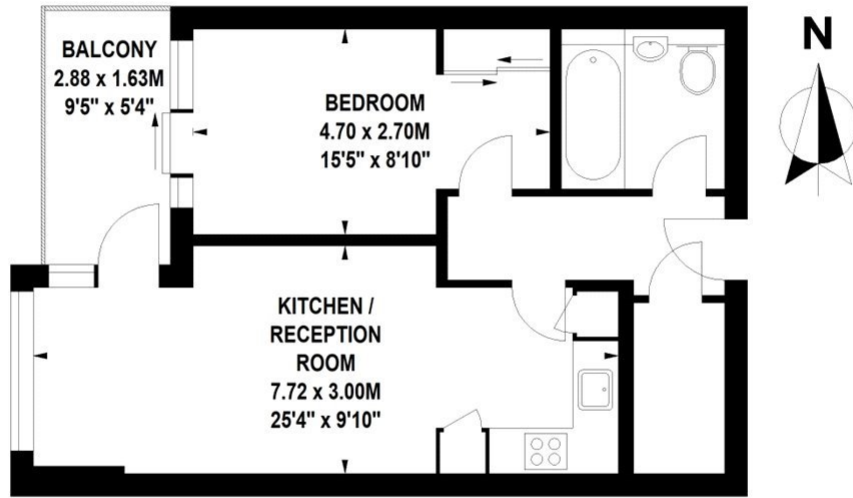
Long Let, 1 Bedroom, 1 Reception Room, 1 Bathroom, Flat/Apartment, First Floor, Upper Floor with Lift, Balcony, Modern, Town/City, Part Furnished, 495 Approx Sq Ft





# Lux Apartments, Broomhill Road, Wandsworth, SW18

Approximate Gross Internal Area 46 sq.m / 495 sq. ft



## First Floor

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020 8788 9295

Floor Plan produced by Mays Floorplans©

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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>			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Deposit:** 5 week's rent

**Holding Deposit:** 1 week's rent

**Council Tax Band:** Wandsworth

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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