

FLAT 10, WATERLOO COURT FROGMORE, LONDON, SW18 1HL  
£2,100 PER MONTH  
COUNCIL TAX BAND: D

TRISPENS



A PEACEFUL TWO-BEDROOM APARTMENT SET WITHIN A SECURE GATED DEVELOPMENT, ONLY JUST REDECORATED THROUGHOUT.

SITUATED ON THE FIRST FLOOR, THE PROPERTY OFFERS TWO WELL-PROPORTIONED DOUBLE BEDROOMS OF A SIMILAR SIZE, MAKING IT IDEAL FOR PROFESSIONAL SHARERS. IT ALSO FEATURES A SMART BATHROOM, A FULLY EQUIPPED KITCHEN WITH A BRAND-NEW BOSCH WASHER/DRYER, AND A GENEROUS LIVING ROOM.

WATERLOO COURT IS IDEALLY LOCATED CLOSE TO PUTNEY AND WANDSWORTH TRANSPORT LINKS AND BENEFITS FROM WANDSWORTH COUNCIL TAX, AMONG THE LOWEST IN ENGLAND. THE DEVELOPMENT INCLUDES A COMMUNAL CAR PARK AVAILABLE ON A FIRST-COME, FIRST-SERVED BASIS, ALONG WITH A SMALL REAR COMMUNAL GARDEN AND BIKE STORAGE AREA.

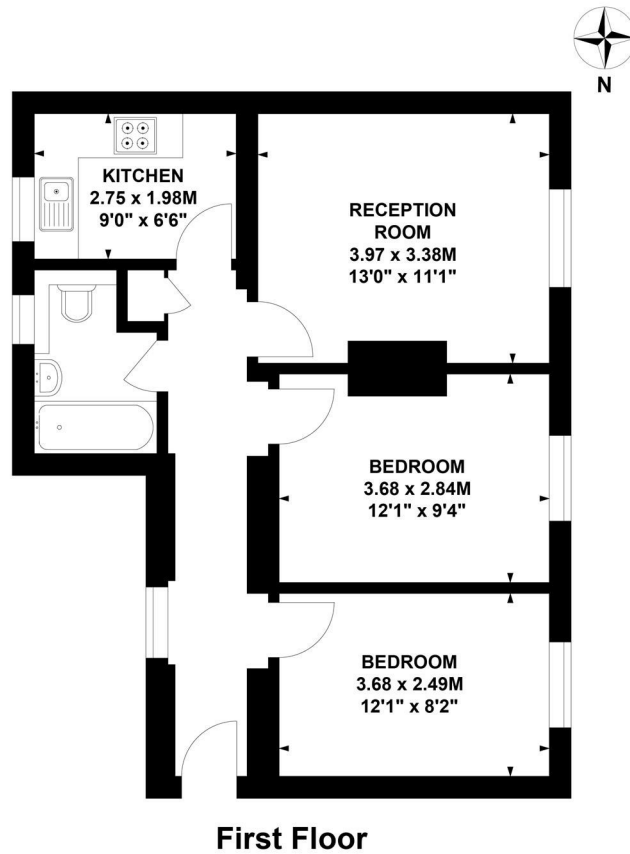
WANDSWORTH VILLAGE, THE RIVER THAMES, AND THE SHOPS, BARS, AND RESTAURANTS OF PUTNEY ARE ALL WITHIN EASY WALKING DISTANCE.

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## Waterloo Court, SW18

Approximate gross internal area

55.05 sq m / 592 sq ft



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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			
		<b>69</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	