



JAMES  
ANDERSON



## TO LET

Willow Tree Close, London, SW18

**£3,200 Per Month**

Per Month

Spacious three double bedroom house located within moments to Earlsfield train station and the High Street with all its restaurants, shops and amenities.

Offering two shower rooms (one ensuite) and a further family bathroom, this property has an immense amount of storage cupboards and is great for those who wish for their own space and / or need family storage. Based over three floors, each bedroom is of a good size with wood flooring, the lounge is spacious and leads to a private paved garden and the modern fitted kitchen boasts an american style fridge/freezer.



Three Double Bedrooms



Three Bathrooms



One Receptions



Kitchen / Dining Room



EPC C / Council Tax D / Holding Deposit £738.46



Earlsfield Station



Private Garden



Furnished



End of March



Deposit £3692.30



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

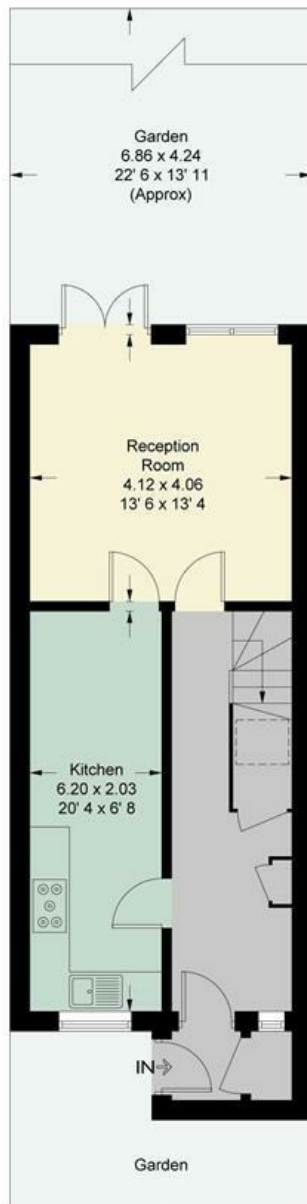
**0208 785 4400**

# Willow Tree Close

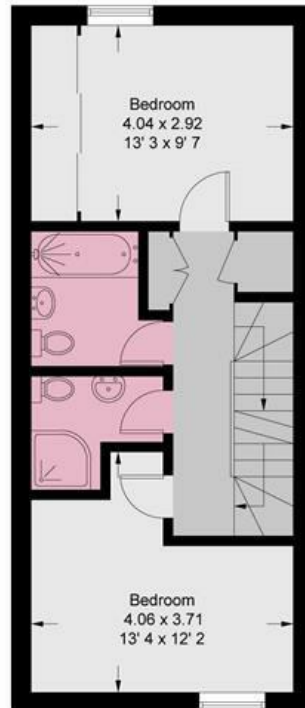
Approximate Gross Internal Area = 1189 sq ft / 110.5 sq m  
(Including Reduced Headroom)  
Reduced Headroom = 22 sq ft / 2.1 sq m



JAMES  
ANDERSON



**Ground Floor**  
481 sq ft / 44.7 sq m  
(Including Reduced Headroom)



**First Floor**  
447 sq ft / 41.5 sq m

Reduced headroom below 1.5m / 5'0"



**Second Floor**  
261 sq ft / 24.3 sq m  
(Including Reduced Headroom)

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>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

