



**JAMES  
ANDERSON**



## TO LET

Riverview Gardens, London, SW13

## £3,500 Per Month

Per Month

Located in a prestigious riverside development is this stunning three bedroom apartment. Refurbished to an exceptional standard including a new kitchen, bathroom, and decoration throughout. The property offers a spacious entrance hall leading to a generous reception room, two large double bedrooms, modern contemporary kitchen, large bathroom, and a study/ third bedroom. The apartment benefits from use of the glorious communal gardens, set in close proximity to the River Thames, Hammersmith Tube Station, and the vibrant amenities of Castelnau. The blend of convenience, tranquillity, size (980 sq ft) and layout make it perfect for those seeking both comfort and practicality in a sought after location.



Three Bedroom Apartment



Modern Bathroom



Bright Reception



Eat In Kitchen



EPC C / Council Tax E / Deposit £4,038.46



Hammersmith Station



St Pauls School



River Thames



Communal Gardens



£807.69 Holding Deposit / 12 Month Minimum Term



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

0208 878 8688

# Riverview Gardens

Approximate Gross Internal Area = 980 sq ft / 91.1 sq m



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**Ground Floor**

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>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>70</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			
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