

Flat, Bluewater House, Smugglers Way, Wandsworth

## £2,230 pcm

## Summary

Brinkley's Estate Agents are pleased to bring to market this large, two bedroom, penthouse apartment in the desirable, Bluewater House, off Smugglers Way. This property has recently been refurbished throughout to a fantastic standard. Features of this property include: a large living room, which leads onto a huge terrace, a modern bathroom, two double


[^0]bedrooms and ample storage throughout. This property would best suit professional tenants. To arrange a viewing at this property please call Brinkley's of Putney 02087853652

## Energy Efficiency Rating: D



149 Arthur Road, Wimbledon Park, SW19 8AB
168 Putney High Street, Putney, SW15 1RS
120 Wimbledon Hill Road, Wimbledon, SW19 7QU

[^1]| Energy Efficiency Rating |  |  |
| :---: | :---: | :---: |
|  | Current | Potential |
| Very energy efficient－lower running costs |  |  |
| （92－100）A |  |  |
| （81－91）B |  |  |
| （69－80）C |  | 75 |
| （55．68）D | 63 |  |
| （30－54）官 |  |  |
| （21－38）弓 |  |  |
| （1－20）G |  |  |
| Not energy efficient－higher running costs |  |  |
| England \＆Wales | Directive | ${ }^{*}$ ： |


| Environmental Impact（ $\mathrm{CO}_{2}$ ）Rating |  |  |
| :---: | :---: | :---: |
|  | Current | Potentia |
| Vere environmentally fienenly－Iower CO2 emissions（92－10）$A$ |  |  |
|  |  |  |
| （81－91）B |  |  |
| （69．80）C |  |  |
| （55．68）D | 58 | 57 |
| （39．54）官 |  |  |
| （21－38）F |  |  |
| （1－20）G |  |  |
| Note environmentally frienaly－higher $\mathrm{CO}_{2}$ emissions |  |  |
| England \＆Wales | $\begin{aligned} & \text { UDirective } \\ & 020291 / E C \end{aligned}$ |  |




[^0]:    These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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