



**JAMES
ANDERSON**



TO LET






Arnewood Close, Putney, SW15

£1,300 Per Month

Per Month

A lovely two bedroom apartment on the second floor of a small purpose built block close to local shops and Richmond Park. The apartment has a large double bedroom with fitted wardrobe and a smaller second bedroom / study also with fitted units. The flat has wood laminate flooring throughout and has a lovely modern kitchen which is well equipped and has plenty of storage. There is also a fully tiled modern bathroom with a bath and separate shower and the reception room is well proportioned and spacious.

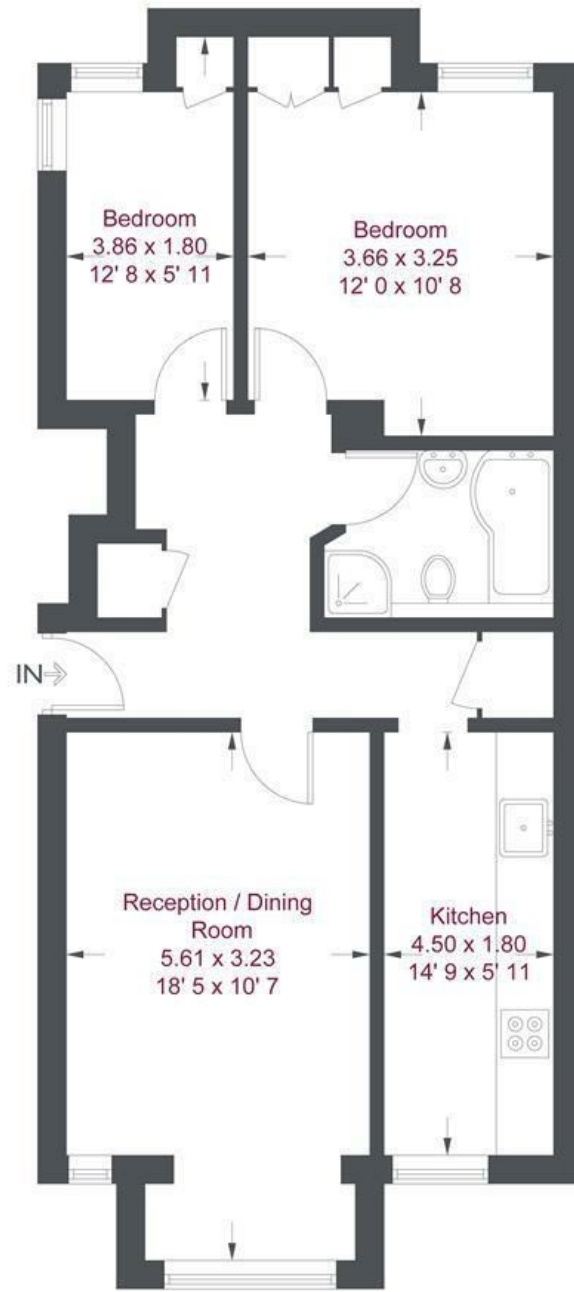
-  Double Bedroom and Single Bedroom
-  One Bathroom
-  Large Bright Reception Room
-  Modern Kitchen
-  EPC Rating - D

-  Barnes Train Station
-  Roehampton University
-  Quiet Location
-  Off Street Parking
-  Available June



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

0208 785 4400



Third Floor

Arnewood Close

Approximate Gross Internal Area = 658 sq ft / 61.1 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

