



**JAMES  
ANDERSON**



# TO LET

Holford Way, Putney, SW15

# £2,400 Per Month

Per Month

A beautiful two bedroom, two bathroom apartment. The property features an open plan lounge/diner with a contemporary fitted kitchen with integrated fridge/freezer and dishwasher and patio doors to the private balcony, good size bedroom with built in wardrobes and a modern ensuite shower room, generous size second double bedroom and there is a further, high specification, luxury bathroom with shower over the bath. The property is available on a furnished basis and also benefits from an allocated off street parking space.

Queen Mary's Place is set within a sought after development with a residents gym, communal gardens and the commuter's shuttle bus making the development a very desirable place to live. Roehampton is a short walk away for everyday amenities on Roehampton High Street and a Little Waitrose is close by. Richmond Park, Putney Heath and Wimbledon Common are also within a short distance. Superbly located for local bus links to Westfield Shopping Centre, Kingston, Wimbledon & Putney. It is also just minutes from Barnes Train Station, with regular services to London Waterloo Station.



Two Bedrooms



Two Bathrooms



Open Plan Reception



Modern Kitchen



EPC Rating C / Council Tax Band E / Holding Deposit / Holding Deposit £553.84



Barnes Train Station



Roehampton University



Richmond Park



Off Street Parking

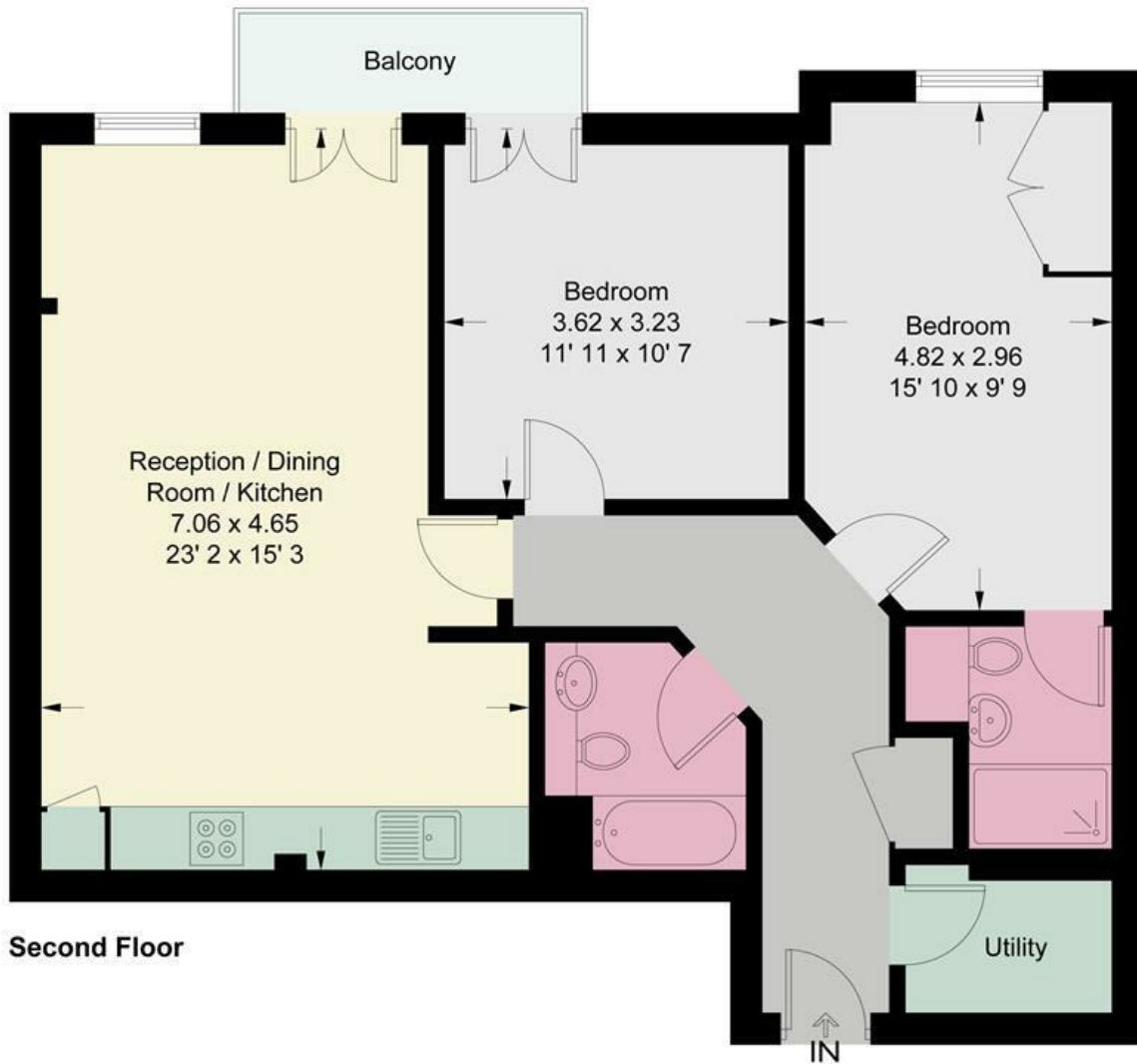


Minimum Term 12 months / Deposit £2769.23



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

0208 785 4400



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>88</b>	<b>88</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>	<b>89</b>	<b>89</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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

