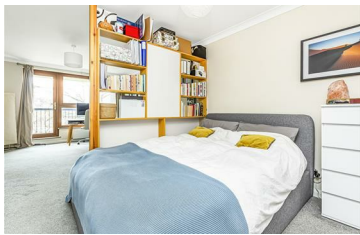




**JAMES
ANDERSON**



TO LET

Gipsy Lane, Putney, SW15

£1,400 Per Month

Per Month

Finished to a really high standard throughout this larger than average studio apartment is perfectly located for access to both Barnes and Putney. The property comprises a very large studio room, separate newly fitted modern kitchen and family bathroom.



Large Studio Room



Bright Reception Area



Modern Bathroom



Modern Kitchen



EPC C / Council Tax Band C / Holding Deposit £323.07



Barnes Train Station



Sheen Mount



Close to Putney Common



Available December



Minimum Term 12 months / Deposit £1615.38



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

0208 785 4400

Fir Lodge

Approximate Gross Internal Area = 498 sq ft / 46.3 sq m



**JAMES
ANDERSON**



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	80
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	

