



**JAMES
ANDERSON**



TO LET

Warwick Drive, Putney, SW15

£2,200 Per Month

Per Month

A modern and tastefully furnished, top floor, two double bedroom apartment situated in a well maintained purpose built block and benefitting from a wraparound balcony. The property is located within easy reach of Barnes station, the River Thames and Putney town centre. Comprising modern lounge/diner with patio doors leading onto a private balcony, fitted kitchen, principle bedroom with doors opening onto balcony, further double bedroom and bathroom with over bath shower. The property further benefits from communal lift and secure entry system.



Two Double Bedrooms



One Bathroom



Large Reception / Dining Room



Modern Kitchen



EPC Rating C / Council Tax Band D / Holding Deposit £507.69



Barnes Train Station



Roehampton University



Wrap Around Balcony



Top Floor



Minimum Term 12 months / Deposit £2538.46



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

0208 785 4400



Fourth Floor

Hawthorn Court

Approximate Gross Internal Area = 678 sq ft / 63 sq m

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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

