



**JAMES
ANDERSON**













TO LET

Holford Way, Putney, SW15

£1,795 Per Month

Per Month

Situated in the prestigious Queen Mary's Place Development set back from the road is this superb modern build apartment providing ample living space suited for entertaining while offering lovely views over the manicured communal garden. This secure, well presented home has fob entry and intercom, as well as 24 hour security with accommodation comprising of a large double bedroom with built in storage, a three piece bathroom suite, hallway storage and a larger than average kitchen/lounge with Juliet balcony while providing secure underground parking. The development has stunning Grade Two listed rose gardens, communal gardens as well as a brilliant sized gym for residents. Queen Mary's House is situated in an area with a number of excellent local schools, making the development popular with families. Richmond Park is only a short walk away, and all of the bars, shops and eateries of both the popular Putney and Barnes which are only a few minutes' away. There are a number of local bus services from the development to the nearby transport hubs of Putney, Richmond and Wimbledon.

-  One Double Bedroom With Built In Storage
-  Three Piece Bathroom Suite
-  Spacious Lounge Suited For Entertaining
-  Larger Kitchen Offset From Lounge
-  EPC B / Council Tax E / Deposit £2071.15
-  Moments From Transport Links
-  Highly Regarded Development
-  Quiet Apartment Set Back From Road
-  Secure Underground Parking
-  12 Month Minimum Tenancy / £414.23

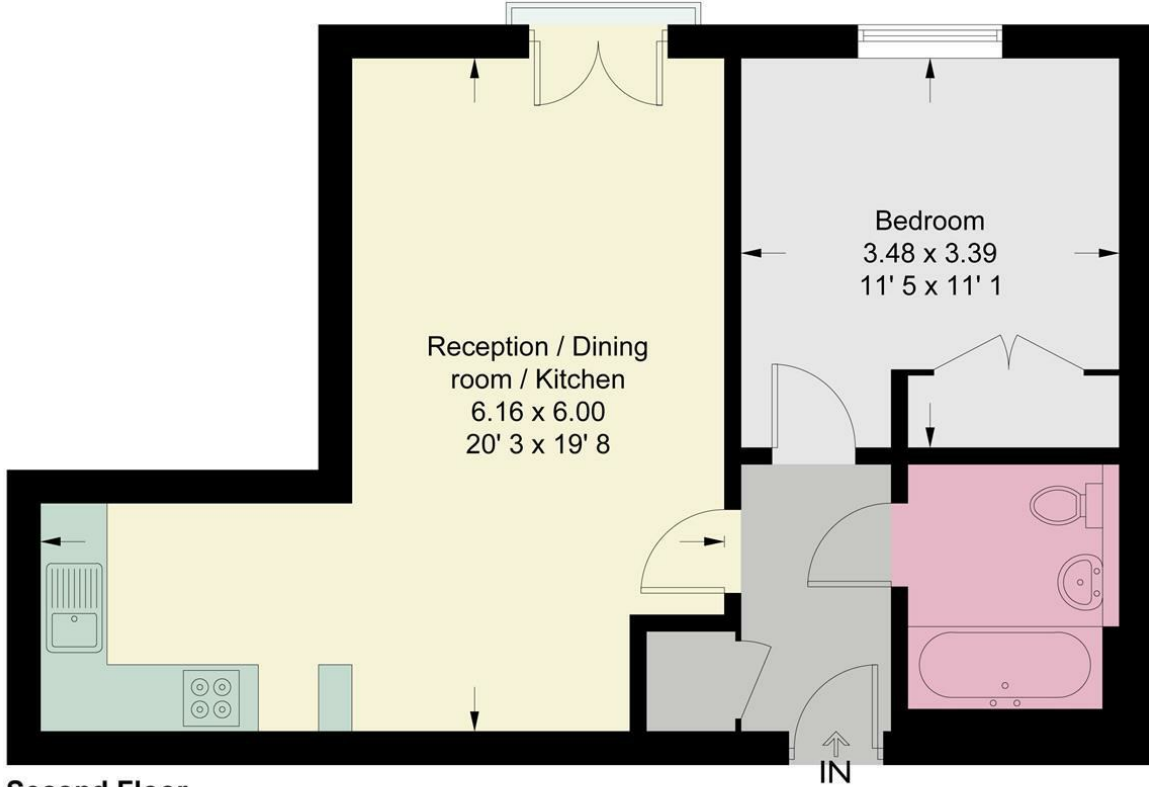


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Queen Marys House

Approximate Gross Internal Area = 514 sq ft / 47.8 sq m



Second Floor

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	83	83
(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	

