



JAMES  
ANDERSON



## TO LET

Warwick Drive, London, SW15

**£2,000 Per Month**

Per Month

A beautifully renovated 539 sq ft two bedroom flat with a private balcony and underground parking located in March Court, a popular purpose built block on Upper Richmond Road, Putney.

The accommodation comprises an open plan kitchen living area, the kitchen fully equipped with integrated appliances, a modern gas boiler and radiators, large glass sliding doors provide lots of natural light with direct access to a covered private balcony. The main bedroom is a good size with fitted wardrobes, the second bedroom is a single room which would usefully make an ideal study to work from home. A tastefully designed modern bathroom completes the accommodation. A huge benefit to this property is the private parking space located underground. There is also lift access to all residents within the building.

The location is ideal, close proximity to Putney High Street, riverside and embankment with the shops, cafes and boutiques of Upper and Lower Richmond Road on your doorstep. Transport links are easily accessible via Upper Richmond road and Putney train station with a selection of bus links immediately available into town.



Two Bedrooms



Modern Bathroom



Open Plan Living



Beautiful Modern Fitted Kitchen



EPC D / Council Tax C / Holding Deposit £461.53



Excellent Transport Links



Outstanding Local Schools



Off Street Parking



Private Balcony

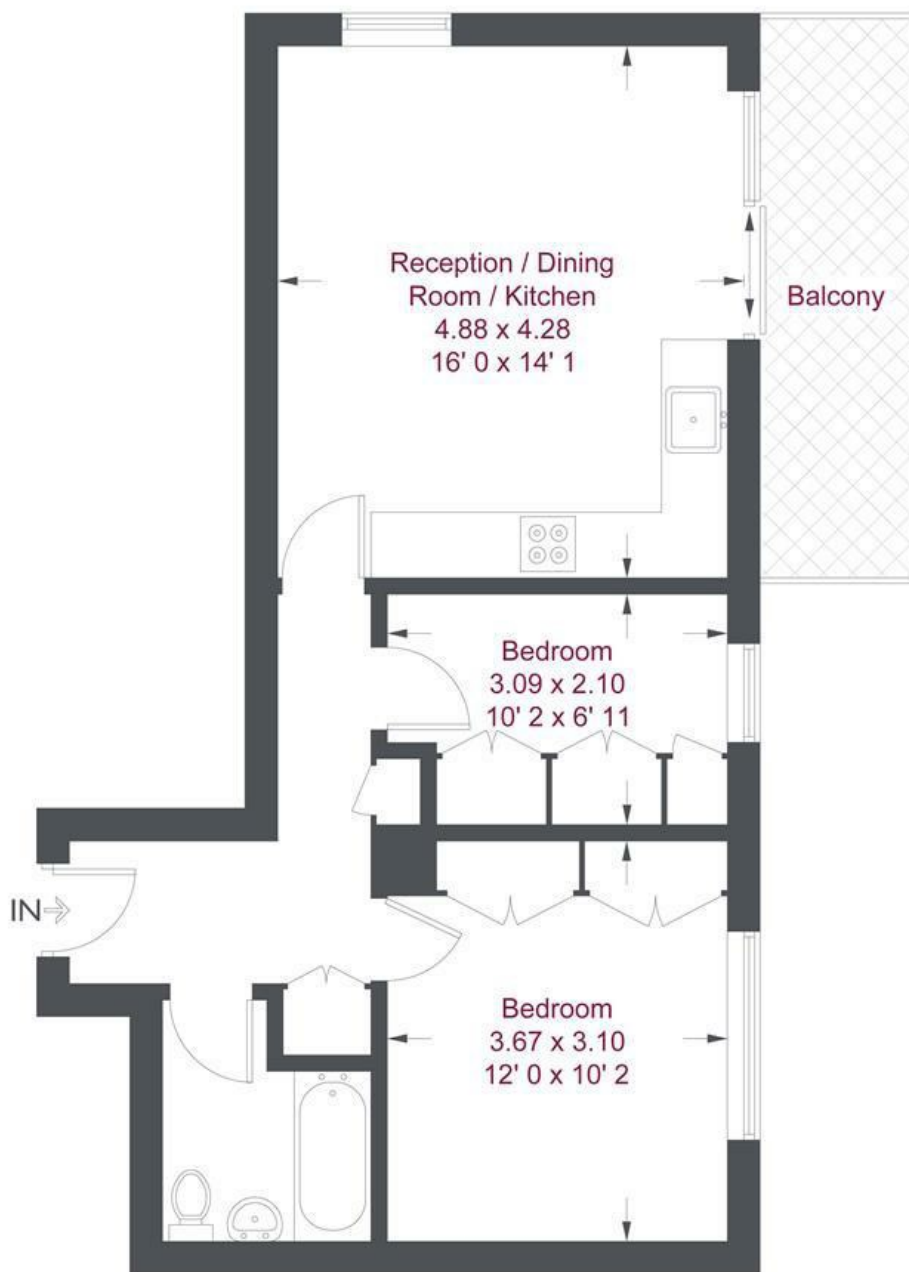


Minimum Term 12 Months / Deposit £2307.69



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

0208 785 4400



Fourth Floor

## March Court

Approximate Gross Internal Area = 539 sq ft / 50.1 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 |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 66      | 73        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 66      | 73        |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
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| EU Directive 2002/91/EC                                         |         |           |

