



**JAMES
ANDERSON**



TO LET

Laverstoke Gardens, London, SW15

£2,500 Per Month

Per Month

We'll present four bedroom end of terrace house with private rear garden to rent in Roehampton and close to Richmond Park.

At just under 1300sqft the property comprises a large reception / dining room with doors leading out to a private rear garden, a modern kitchen / breakfast room, two double bedrooms, two single rooms and modern bathroom



Three Bedrooms plus a study



Family Bathroom



Large Reception / Dining Room



Modern Kitchen / Breakfast Room



EPC D / Council Tax D / Holding Deposit £576.92



Barnes Train Station



Roehampton University



Private Garden



Available Now



Minimum Term 12 Months / Deposit £2884.61



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

0208 785 4400

Laverstock Gardens

Approximate Gross Internal Area = 1275 sq ft / 118.5 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 13 sq ft / 1.2 sq m
 Shed = 61 sq ft / 5.7 sq m
 Total = 1349 sq ft / 125.4 sq m



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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			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 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		

