



**JAMES  
ANDERSON**



## TO LET

Queens Gate Gardens, London, SW15

## £2,400 Per Month

Per Month

A three bedroom ground floor flat measuring 869 Sq ft, located within Queens Gate Gardens, just off the Upper Richmond Road, this immaculate property is very well presented, with lots of natural light and a fabulous open plan living space.

The accommodation comprises three double bedrooms with fitted wardrobes, a modern bathroom with a storage cupboard and an additional W.C just off the hallway. The living space is fantastic area to relax, cook and entertain, it benefits from a modern kitchen and private south facing terrace.

Residents benefit from off-street parking on a first come first serve basis with well maintained communal gardens.



Three bedrooms



Modern bathroom



Open plan living space, south facing



Modern kitchen



EPC C / Council tax band E / Holding Deposit £553.84



Ground floor



Private terrace



Parking for residents (first come first serve)



Furnished



Minimum Term 12 Months / Deposit £2769.23

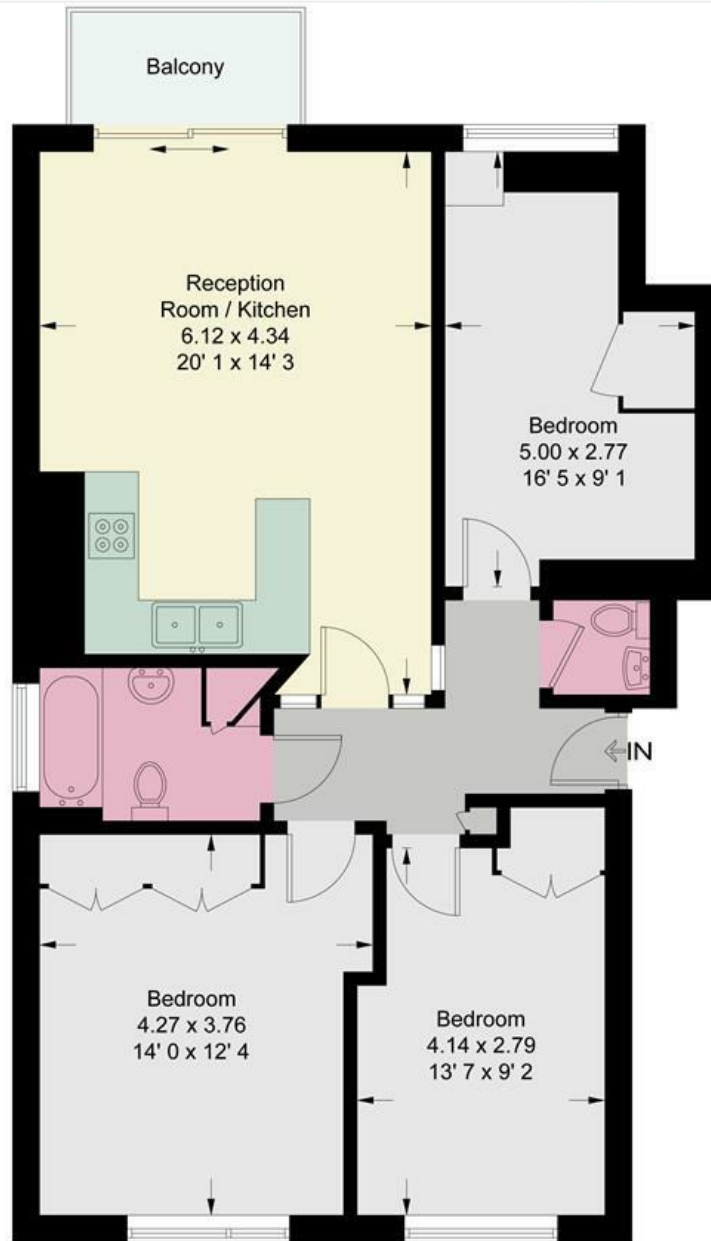


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Queensgate Gardens

Approximate Gross Internal Area = 869 sq ft / 80.7 sq m



**Ground 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>	<b>78</b>

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

