



**JAMES
ANDERSON**



TO LET

Pallister Terrace, London, SW15

£3,500 Per Month

Per Month

Stunning three Bedroom / two bathroom house with private garden which backs on to Richmond Park. The property comprises three bedrooms, two bathroom (plus a down stairs cloak room), a lovely open plan kitchen reception room and a private rear garden.



Three Bedrooms



Two Bathrooms Plus Cloakroom



Open Plan Reception Room



Modern Kitchen



EPC C / Council Tax F / Holding Deposit £807.69



A3



Roehampton University



Private Garden



Richmond Park



Minimum Term 12 Months / Deposit £4038.46



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

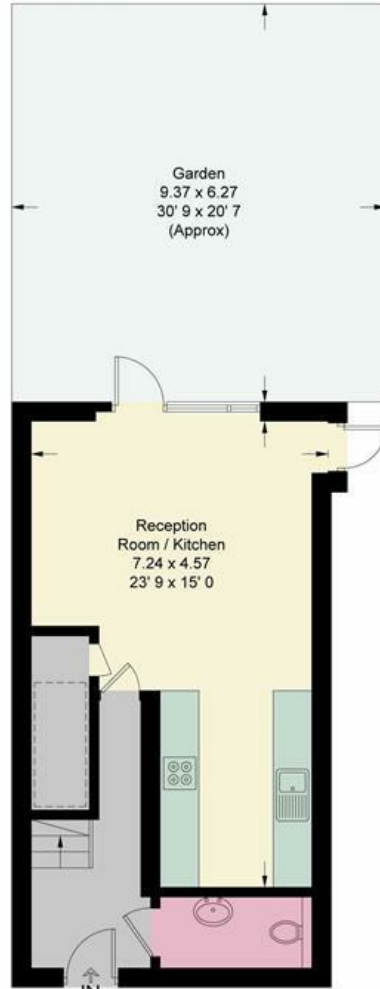
0208 785 4400

Pallister Terrace

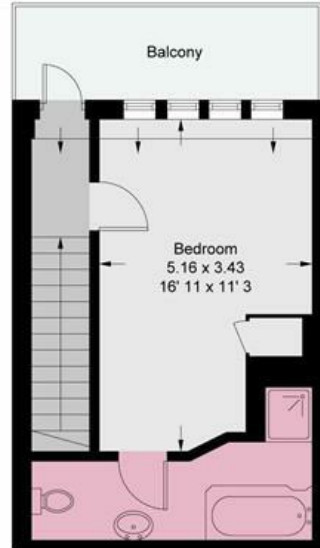
Approximate Gross Internal Area = 1150 sq ft / 106.9 sq m
 (Including Reduced Headroom)
 Reduced Headroom = 17 sq ft / 1.6 sq m



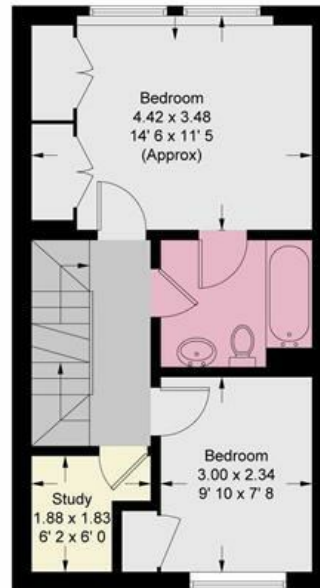
= Reduced headroom below 1.5m / 5'0"



Ground Floor
 419 sq ft / 38.9 sq m
 (Including Reduced Headroom)



Second Floor
 316 sq ft / 29.4 sq m



First Floor
 415 sq ft / 38.6 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		79
(81-91) B		
(69-80) C		
(55-68) D	56	
(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	

