



**JAMES
ANDERSON**



TO LET

Umbria Street, London, SW15

£2,800 Per Month

Per Month

This stylish two bedroom split level apartment has been meticulously refurbished by the existing owners while offering ample living space suited for entertaining and a leafy, peaceful and private location in the highly regarded Umbria Street.

This lovely home provides plenty of a natural light and flexible living space perfectly suited for families and/or young working professionals, while the home is located on a neat corner plot.

The property benefits from a comfortable living room and a beautiful kitchen/diner while the dining room offers a multi use option alongside a lovely three piece bathroom suite.

Upstairs there are two spacious bedrooms with bedroom one featuring an en-suite shower room and plenty of storage space while outside offers a private and secluded garden. A viewing is highly recommended for a home of



Two Spacious Bedrooms



Bathroom Suite & En-Suite Shower Suite



Spacious Lounge & Dining Room



Stylish Fitted Kitchen With New Appliances



EPC C / Council Tax D / Holding Deposit £646.15



Prime Location For Transport Links



Within Catchment For Highly Regarded Schools



Quiet & Peaceful Location Near Green Open Spaces



Completely Refurbished From Top To Bottom



Six Month Term / Deposit £3230.76



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

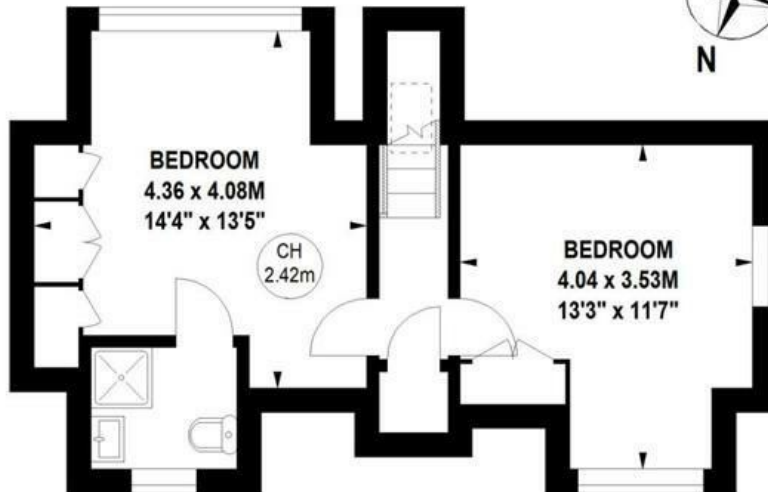
0208 785 4400

Umbria Street, SW15

Approximate gross internal area

87.88 sq m / 946 sq ft

Key :
CH - Ceiling Height



Third Floor



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	

