



**JAMES  
ANDERSON**



# TO LET

Holford Way, Putney, SW15

# £3,000 Per Month






Per Month

This rare to the market luxury penthouse apartment provides ample living space suited for entertaining while providing a sleek and stylish finish throughout. This home has been fully refurbished by the existing owners and is offered to the market unfurnished

With inspiring views this fourth floor flat is situated within the idyllic Queen Mary's Place development, a stone's throw from Richmond Park and ideally located for the many attractions of Putney, Barnes, Richmond and Wimbledon.

As you step through the hallway the first door ahead leads to the bright dual aspect, open-plan living room, with dining area and stylish newly fitted kitchen with additional prep station. The French doors open on to the largest terrace on the development, providing truly impressive views and a beautiful setting to entertain in style.

-  Two Double Bedrooms With Built In Wardrobes
-  Two Bathroom Suites
-  Open Plan Living, Suited For Entertaining
-  Recently Enlarged Fitted Kitchen
-  EPC C | Council Tax Band F | Holding Deposit £692.31

-  Moments From Transport Links
-  Close To Highly Regarded Schools
-  Prime Location With A Real Community Feel
-  Luxury Living With A Substantial Terrace
-  Minimum Term 6 Months | Deposit £3,461.54

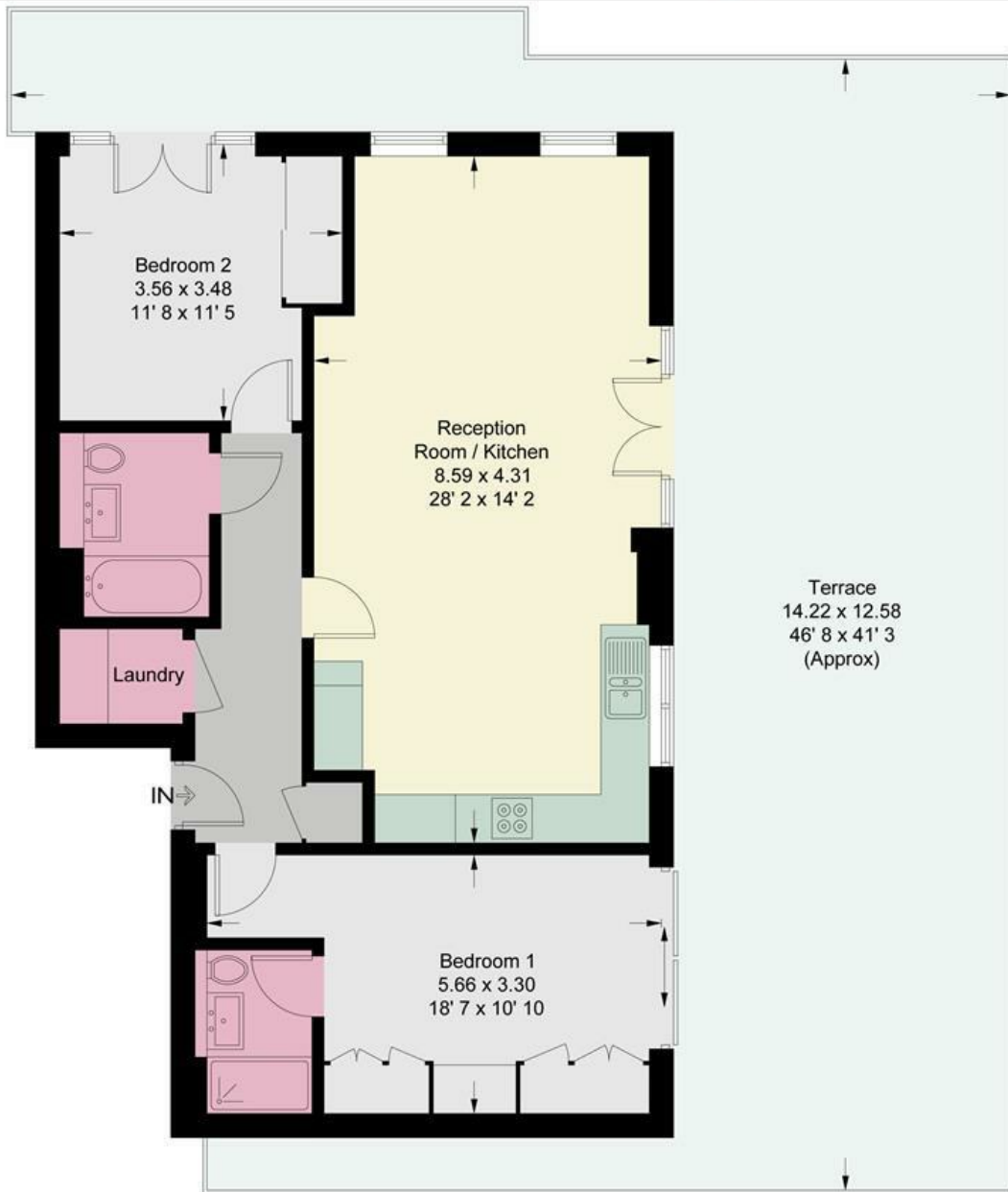


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Queen Marys House

Approximate Gross Internal Area = 884 sq ft / 82.1 sq m



Fourth 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>	<b>78</b>	<b>78</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	

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>		
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