



**JAMES
ANDERSON**



TO LET







Gipsy Lane, London, SW15

£1,750 Per Month

Per Month

One Bedroom flat to rent with private balcony in Central Putney.

The property is ideally located for Barnes station providing regular and direct train services to London Waterloo and for public transport amenities to Hammersmith, Putney and Richmond. The outstanding Barnes Primary and East Sheen Primary Schools are within 0.7 miles and 0.6 miles respectively whilst the extensive recreational amenities of Barnes Common, Palewell Common and Richmond Park are moments away. The area also boasts numerous leisure and sporting facilities including The Riverside Club, The Roehampton Club, The Bank of England Sports Ground and a host of Golf courses.

-  One Double Bedroom
-  Modern Bathroom
-  Open Plan Reception
-  Modern Kitchen
-  EPC C / Council Tax C / Holding Deposit £403.84
-  Hotham Primary
-  Barnes Train Station
-  Private Balcony
-  Furnished
-  Minimum Term 12 Months / Deposit £2,019.23



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

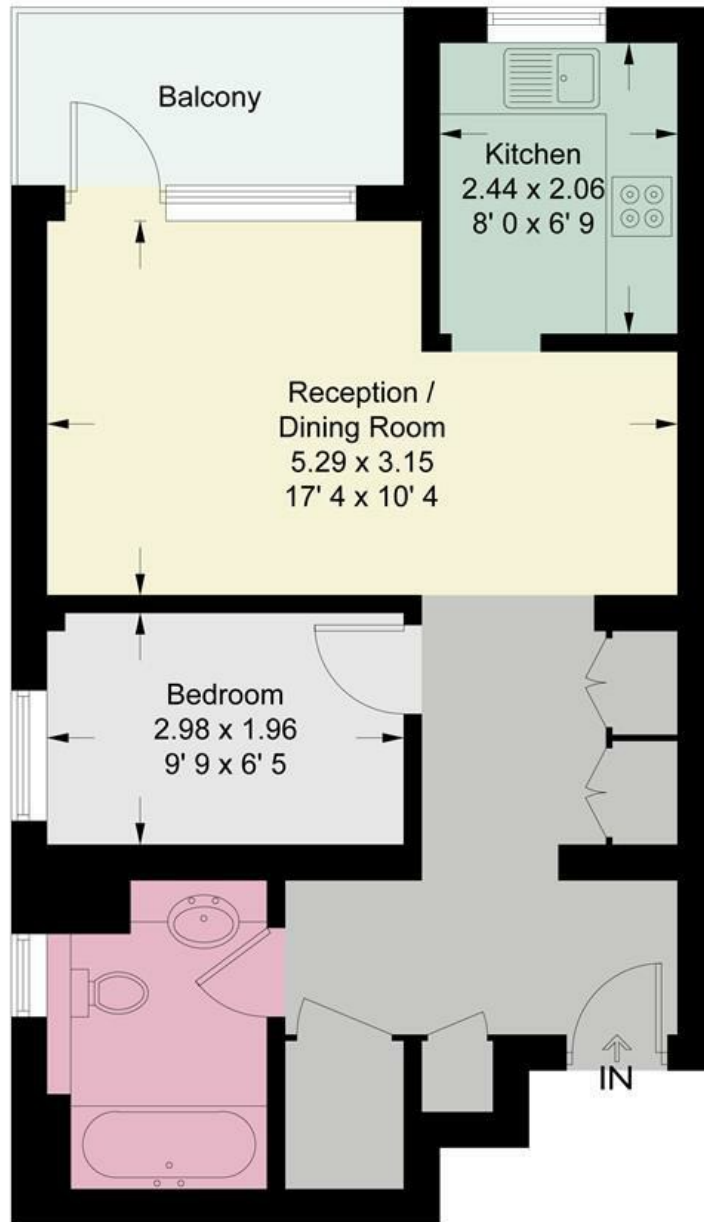
0208 785 4400

Lime Court

Approximate Gross Internal Area = 473 sq ft / 43.9 sq m



**JAMES
ANDERSON**



Second 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	

