



**JAMES
ANDERSON**



TO LET

Bordon Walk, Putney, SW15

£2,300 Per Month

Per Month

Newly Refurbished split level four bedroom flat to rent in a great location close to Roehampton University. The property comprises a lovely bright open plan kitchen reception room, four bedrooms, a family bathroom and a separate shower room.

Bordon Walk runs off Roehampton Lane and is therefore a short walk from the wide open spaces of Putney Heath and Wimbledon Common. Also close at hand is Roehampton High Street and Waitrose local. There also numerous buses with swift access to Putney, Barnes and beyond.



Four Bedrooms



Family Bathroom and Shower Room



Open Plan Reception



Modern Kitchen



EPC D / Council Tax C / Holding Deposit £530.76



Barnes Station



Roehampton University



Newly Refurbished



Available Now



Minimum Term 12 Months / Deposit £2653.84



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

0208 785 4400

Bordon Walk

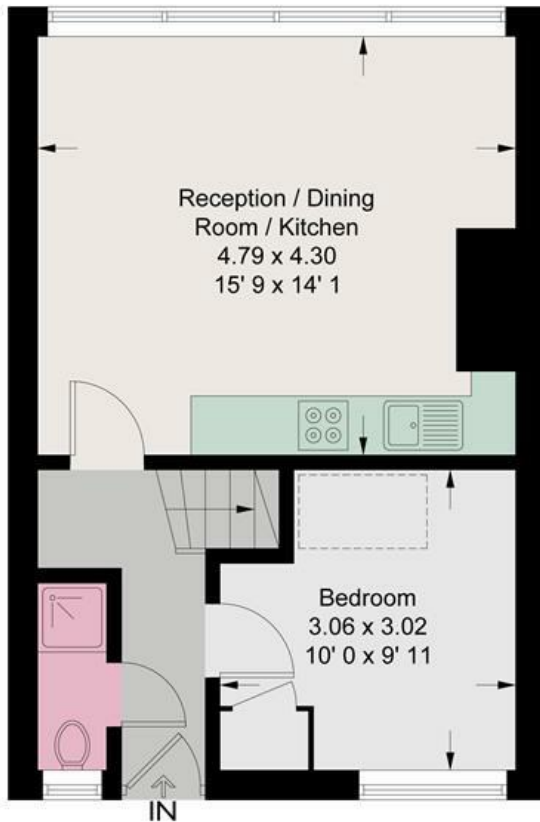
Approximate Gross Internal Area = 850 sq ft / 79 sq m
 (Including Reduced Headroom)
 Reduced Headroom = 11 sq ft / 1 sq m



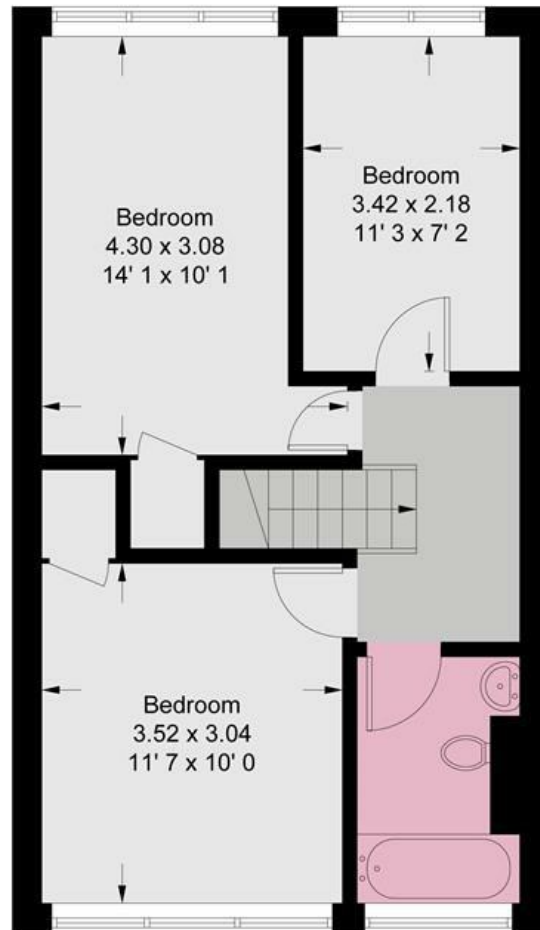
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= Reduced headroom below 1.5m / 5'0"



First Floor
390 sq ft / 36.3 sq m



Second Floor
460 sq ft / 42.7 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	68
(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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

