



JAMES
ANDERSON



TO LET

Rockingham Close, Putney, SW15

£1,650 Per Month

Per Month

Well presented two double bedroom flat to rent within close proximity to Barnes Train Station. The property comprises a large reception / dining room, modern kitchen, two double bedrooms and bathroom. The property has oak wooden flooring throughout and also benefits from off street parking and built in storage throughout.

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.



Two Bedrooms



One Bathroom



One Reception Room



Modern Kitchen



EPC Rating D / Council Tax Band C / Holding Deposit £380.76



Barnes Train Station



Roehampton University



Easy Access to A3



Free Parking



Minimum Term 12 months / Deposit £1903.84



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

0208 785 4400

Rockingham Close

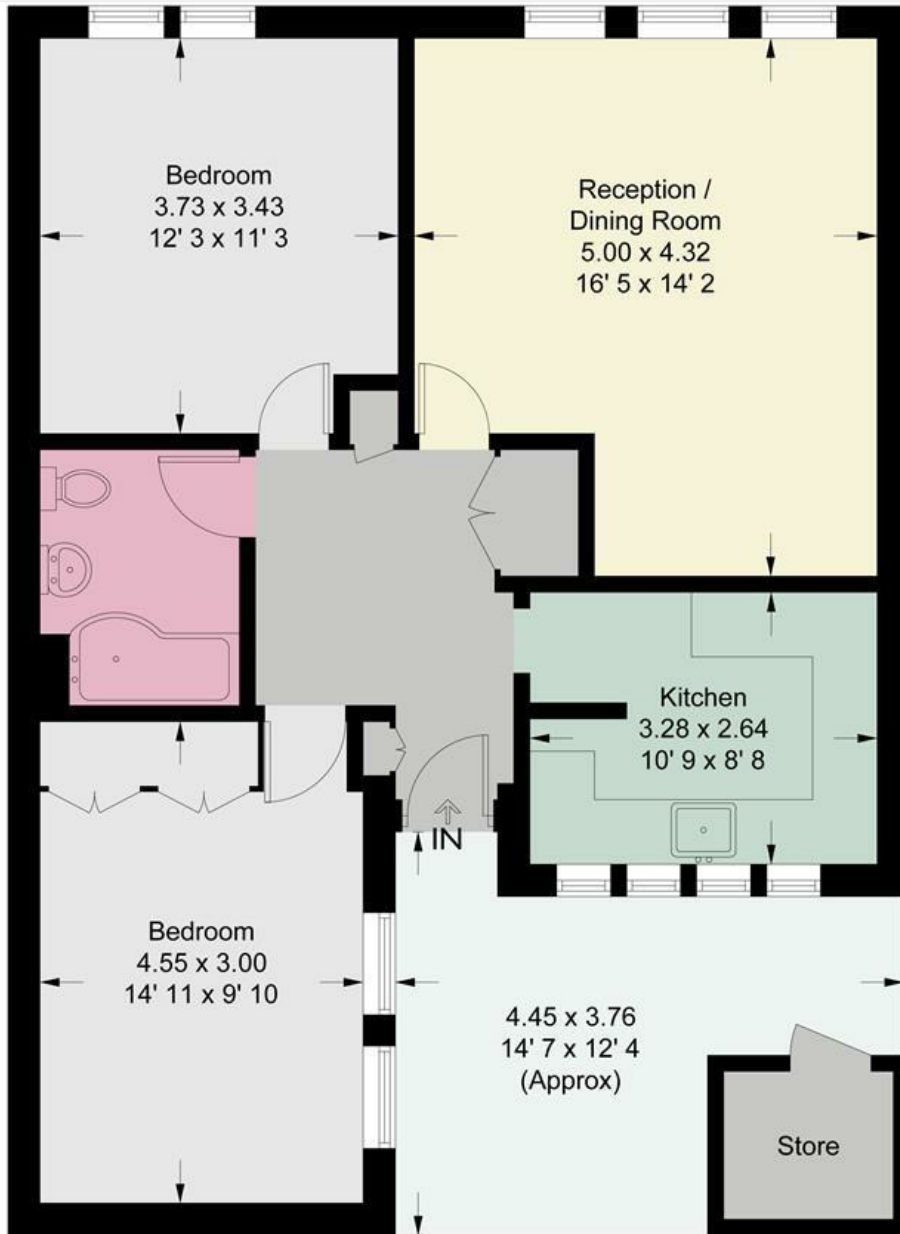
Approximate Gross Internal Area = 759 sq ft / 70.5 sq m

Store = 24 sq ft / 2.2 sq m

Total = 783 sq ft / 72.7 sq m



**JAMES
ANDERSON**



First 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) 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	68	70

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		

