



**JAMES
ANDERSON**



TO LET

Woking Close, Putney, SW15

£2,200 Per Month

Per Month

Lovely three double bedroom split level flat with separate office located withing close proximity to Barnes Train station. The property comprises a large bright open plan kitchen reception, three double bedrooms (one with an ensuite bathroom), a separate office and a modern family bathroom. Woking Close is located just 0.8 miles from Barnes Village and 0.5 miles from Barnes overground station, which gives direct access to London Waterloo. Other benefits include storage shed and Richmond Park located just 0.9 miles away.



Three Double Bedrooms



Two Bathrooms



Open Plan Reception



Deposit £2301



EPC C / Council Tax Band C / Holding Deposit £507.69



Barnes Train Station



Roehampton University



Separate Office



Split Level



Available October




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

0208 785 4400



Ground Floor

 = Reduced headroom below 1.5m / 5'0



Second Floor
438 sq ft / 40.7 sq m
(Including Reduced Headroom)




Third Floor
488 sq ft / 45.3 sq m

Woking Close

Approximate Gross Internal Area = 922 sq ft / 85.6 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 4 sq ft / 0.4 sq m
Storage = 20 sq ft / 1.9 sq m
Total = 946 sq ft / 87.9 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
<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	