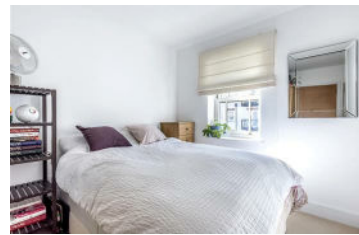




**JAMES
ANDERSON**



TO LET

Holford Way, Putney, SW15

£1,800 Per Month

Per Month

A beautiful two bedroom, two bathroom apartment. The property features an open-plan lounge/diner with a contemporary fitted kitchen with integrated fridge/freezer and dishwasher and patio doors to the private balcony, master bedroom with built in wardrobes and a modern ensuite shower room, generous size second double bedroom and there is a further, high specification, luxury bathroom with shower over the bath. The property is available on a furnished or unfurnished basis and also benefits from an allocated off street parking space. Queen Mary's Place is set within a sought after development with a residents gym, and communal gardens making the development a very desirable place to live. Roehampton is a short walk away for everyday amenities on Roehampton High Street and a little Waitrose is close by. There are also various bus links to Barnes and Putney and easy access to the A3. Richmond Park, Putney Heath and Wimbledon Common are also within a short distance.



Two Double Bedrooms



Two Bathrooms



Open Plan Reception Room



Modern Kitchen



EPC Rating B / Council Tax Band E / Holding Deposit £415.20



Barnes Train Station



Roehampton University



Residents Gym



Off Street Parking



Deposit - £2076

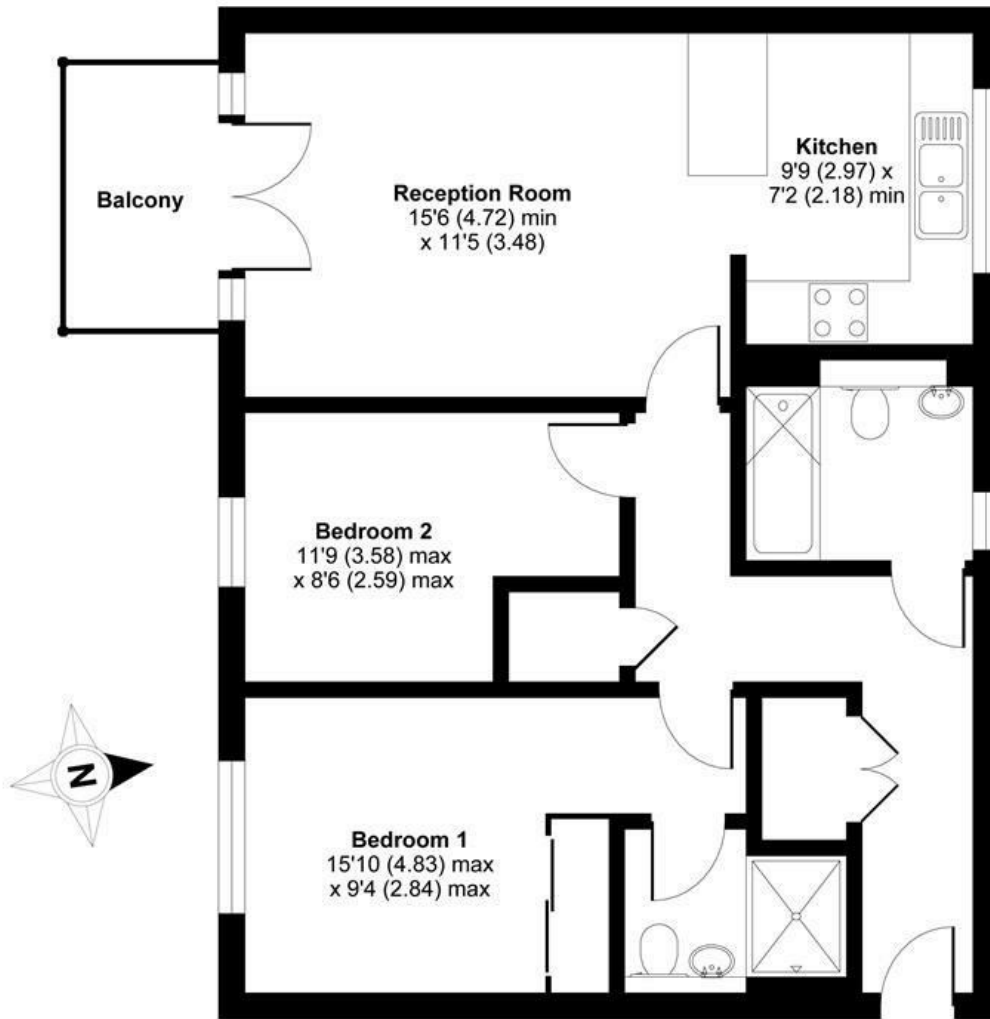


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Holford Way, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 697 SQ FT 64.7 SQ METRES



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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	84	85

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		

