



JAMES
ANDERSON



TO LET

Holford Way, Putney, SW15

£1,700 Per Month

Per Month

A beautifully presented one bedroom modern apartment situated on the second floor within Queen Marys Place. The accommodation comprises modern kitchen boasting integrated appliances, ample storage, open plan reception/dining area with views over the courtyard. The double bedroom is light and spacious with fitted wardrobes. Recently refurbished bathroom and a well presented entrance hallway with new solid wood flooring complete the accommodation.

Additional benefits include stunning communal grounds and an on site residents gym. Queen Marys Place is a remarkable development of recently built and beautifully refurbished apartments and houses. These homes enjoy a superb location in South West London, set within easy reach of cosmopolitan Putney, Wimbledon Common, Barnes Station and beautiful Richmond Park.



One Double Bedroom



Modern Bathroom



Open Plan Reception



Modern Kitchen



EPC Rating B / Council Tax Band D / Holding Deposit £345.15



Barnes Train Station



Roehampton University



Richmond Park



On-Site Gym



Minimum Term 12 Months / Deposit £1730.76

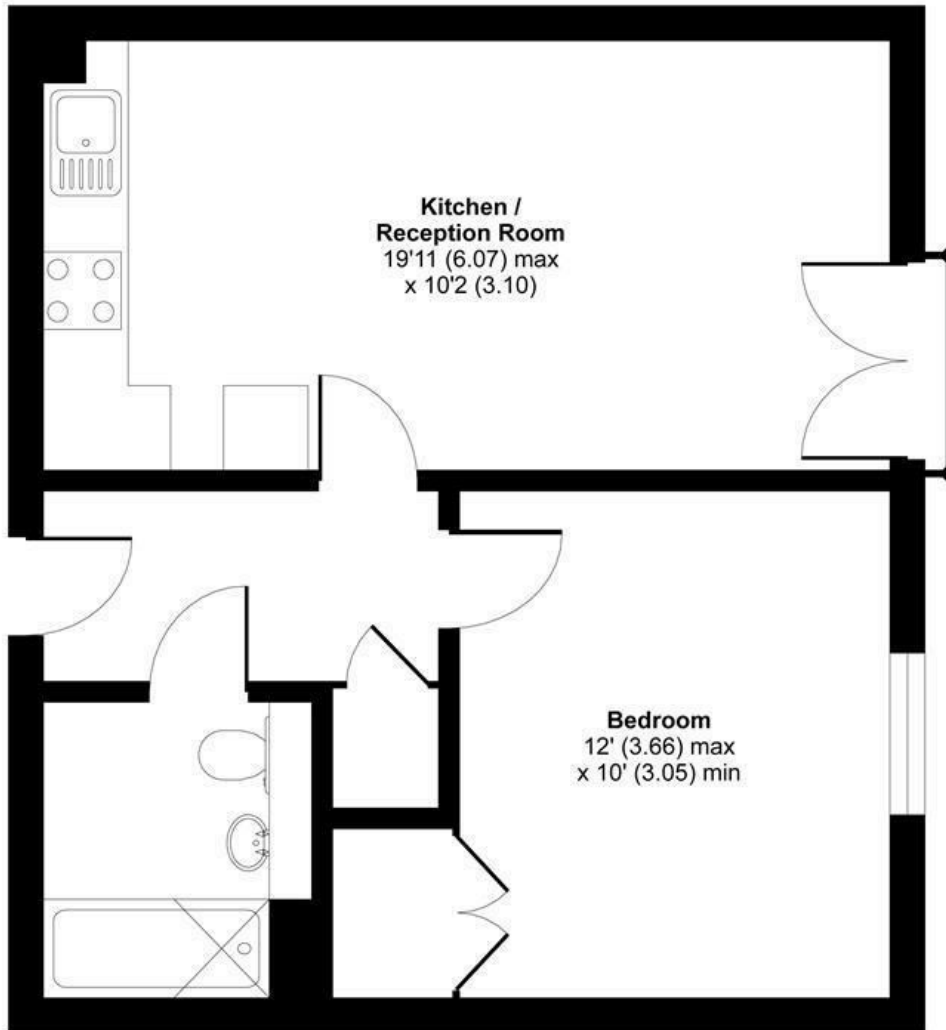


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Queen Marys House, Holford Way, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 452 SQ FT 41.9 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
<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	

