



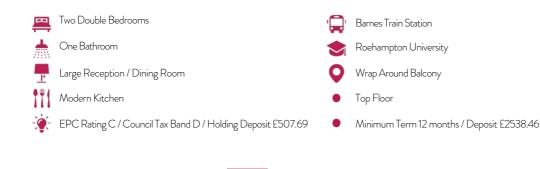
# TO LET

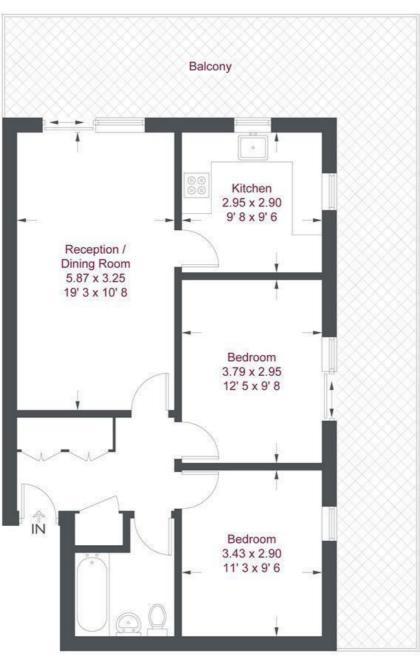
## £2,200 Per Month

### 19 Warwick Drive, Putney, SW15

#### Per Month

A modern and tastefully furnished, top floor, two double bedroom apartment situated in a well maintained purpose built block and benefitting from a wraparound balcony. The property is located within easy reach of Barnes station, the River Thames and Putney town centre. Comprising modern lounge/diner with patio doors leading onto a private balcony, fitted kitchen, principle bedroom with doors opening onto balcony, further double bedroom and bathroom with over bath shower. The property further benefits from communal lift and secure entry system.





#### Fourth Floor

#### **Hawthorn Court**

Approximate Gross Internal Area = 678 sq ft / 63 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.

	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92 plus) A			(92 plus) 🖄		
(81-91) B			(81-91)		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54)			(39-54)		
21-38)			(21-38)		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		



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

#### 0208 785 4400