



**JAMES  
ANDERSON**



## TO LET

Woking Close, Putney, SW15

**£2,000 Per Month**

Per Month

Well presented three bedroom split level flat to rent in Roehampton. The property comprises a large reception/dining room, modern kitchen, three bedrooms and a large bathroom. There is also a private front garden.



Three Bedrooms



One Bathroom



Reception / Dining Room



Modern Kitchen



EPC Rating D / Council Tax C / Holding Deposit £461.53



Barnes Train Station



Roehampton University



Richmond Park



Unfurnished



Minimum Term 12 Months / Deposit £2307.69



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

**0208 785 4400**



**Ground Floor**  
436 sq ft / 40.5 sq m



**First Floor**  
504 sq ft / 46.8 sq m

### Woking Close

Approximate Gross Internal Area = 940 sq ft / 87.3 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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