



**JAMES  
ANDERSON**



# TO LET

Holford Way, Putney, SW15










**£2,200 Per Month**

Per Month

A beautifully presented, light and spacious two bedroom second floor apartment, situated on Holford Way.

The accommodation is as follows, large modern kitchen boasting integrated appliances, ample storage, generous kitchen opens onto the reception/dining area with access to two private balconies with south facing views. The main bedroom has built in wardrobes with an en-suite shower room and presented to the highest of standards. A second double bedroom, stunning family bathroom and a well-presented entrance hallway complete the accommodation. Private underground parking, bike store and gym.

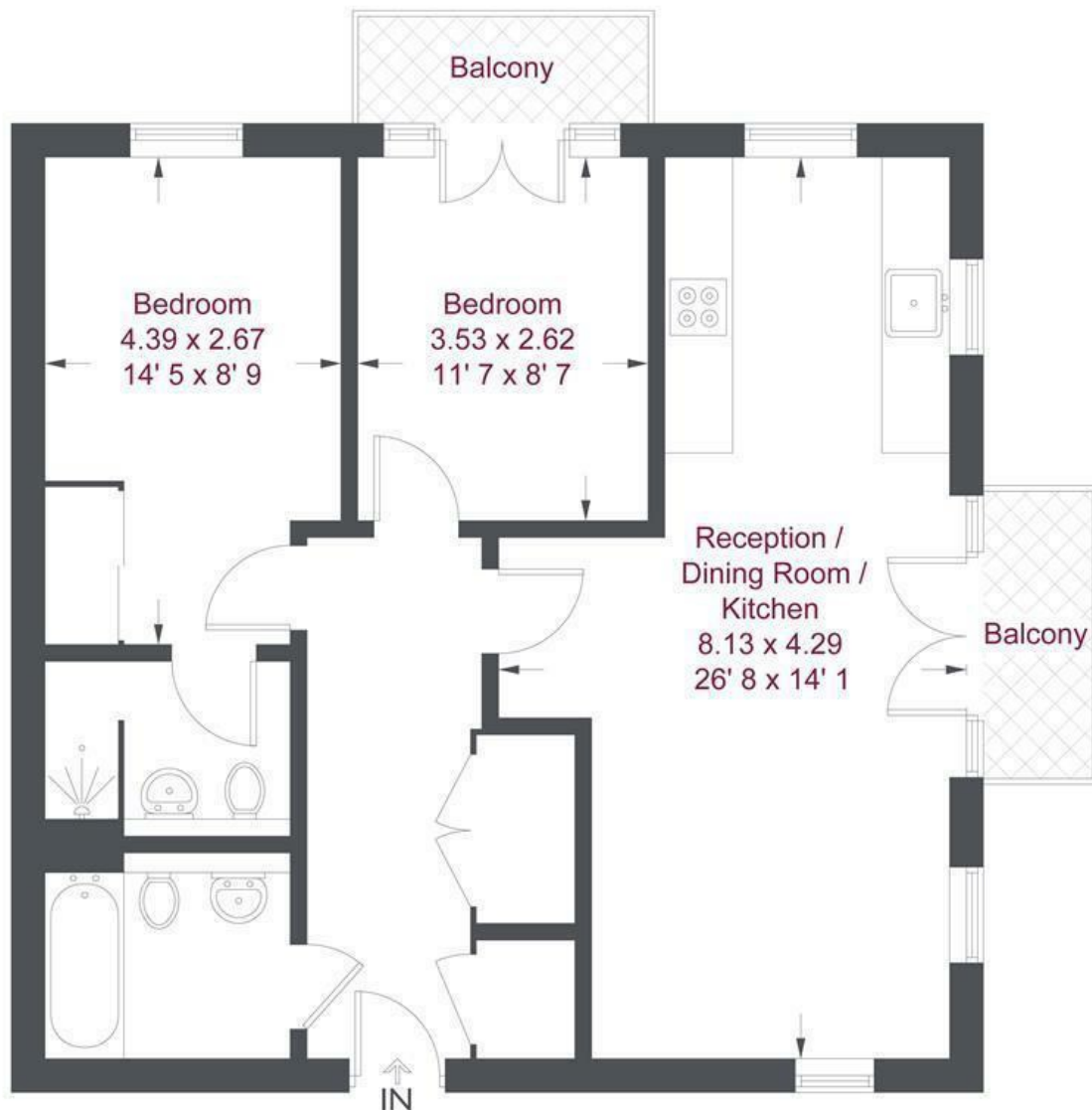
Located in the grounds of Grade 1 listed Roehampton House with beautiful sunken and rose gardens, and free residents' gym. Opposite world renowned Roehampton University and a short walk from Istock Place School. This flat is warm in the winter, cooler in the summer, offering an economical lifestyle of everything London has to offer, and yet within easy access to over 4,000 acres of forest and parkland for those who also enjoy walking/jogging/cycling.

-  Two Double Bedrooms
-  Barnes
-  Two Bathrooms
-  Roehampton University
-  Open Plan Reception Room
-  Richmond Park
-  Modern Kitchen
-  Two Balconies
-  EPC B / Council Tax D / Holding Deposit £507.69
-  Minimum Term 12 Months / Deposit £2538.46



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

**0208 785 4400**



**Second Floor**

### Holford Way

Approximate Gross Internal Area = 721 sq ft / 67 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) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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