



JAMES  
ANDERSON



## TO LET

Arabella Drive, London, SW15

**£2,700 Per Month**

Per Month

A beautifully presented three bedroom house with a private garden located on the borders of Putney, Barnes and East Sheen.

Downstairs comprises a lovely kitchen dining room and a bright reception room with doors leading out to a private rear garden. There is also a downstairs WC. Upstairs comprises three bedrooms and a large family bathroom.

Arabella Drive is only a short walk to shops, bars, restaurants and transport links into the city, including Barnes railway station. The property is also within reach of a number of excellent local schools, nurseries, Barnes farmers market, the River Thames and Richmond Park.

Three Bedrooms

Family Bathroom plus Separate WC

One Reception Room

Kitchen / Dining Room

EPC D / Council Tax D / Holding Deposit £623.07

Barnes Train Station

Roehampton University

Private Garden

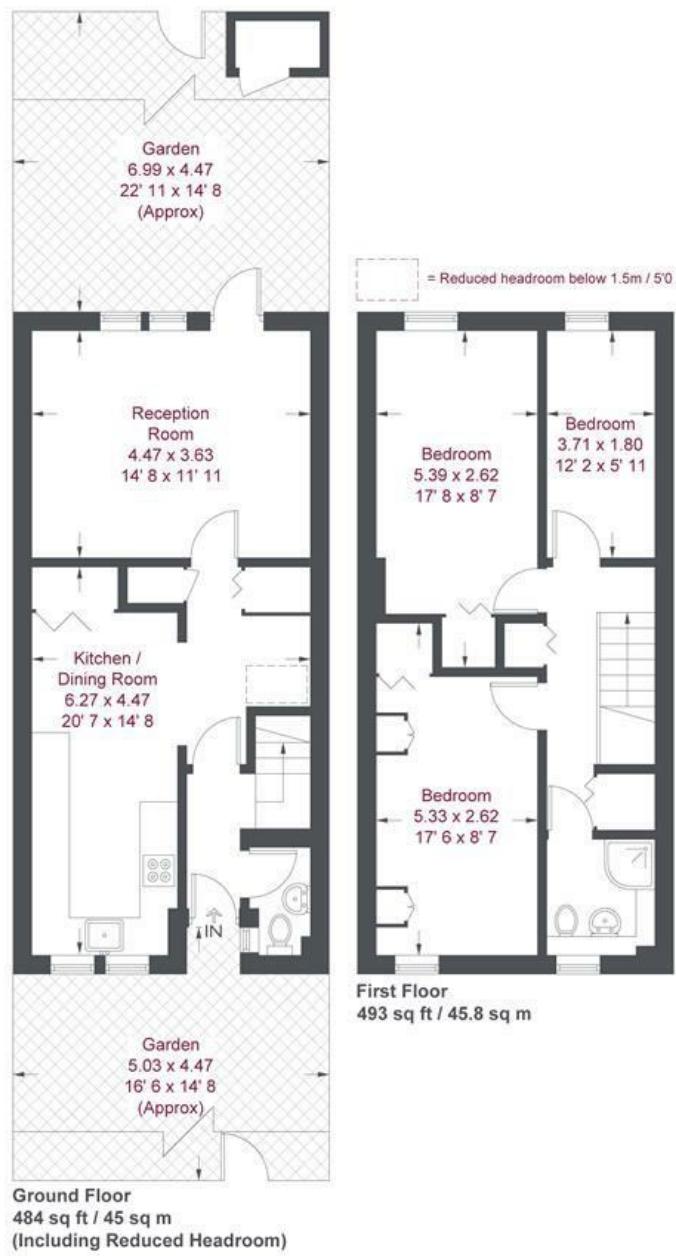
Available February

Deposit £3115.38



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

**0208 785 4400**



## Arabella Drive

Approximate Gross Internal Area = 971 sq ft / 90.2 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 6 sq ft / 0.6 sq m

Total = 977 sq ft / 90.8 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
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		77
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

