



**JAMES  
ANDERSON**



## TO LET

St. Mary's Grove, Putney, SW13

## £2,000 Per Month

Per Month

A bright, spacious and well presented two double bedroom first floor flat which is conveniently situated within easy reach of Barnes BR Station and Putney Common. The property is located on a quiet, private road and further benefits from communal gardens and secure entry system. The property comprises bright lounge with parquet flooring and a modern, open plan fitted kitchen, two double bedrooms and a stylish bathroom with over bath shower.

-  Two Double Bedrooms
-  Modern Bathroom
-  Reception Dining Room
-  Modern Kitchen
-  EPC D / Council Tax D / Holding Deposit £461.53
-  Barnes Train Station
-  Falcon Girls School
-  Close to Putney Common
-  Communal Garden
-  Deposit £2307.69



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

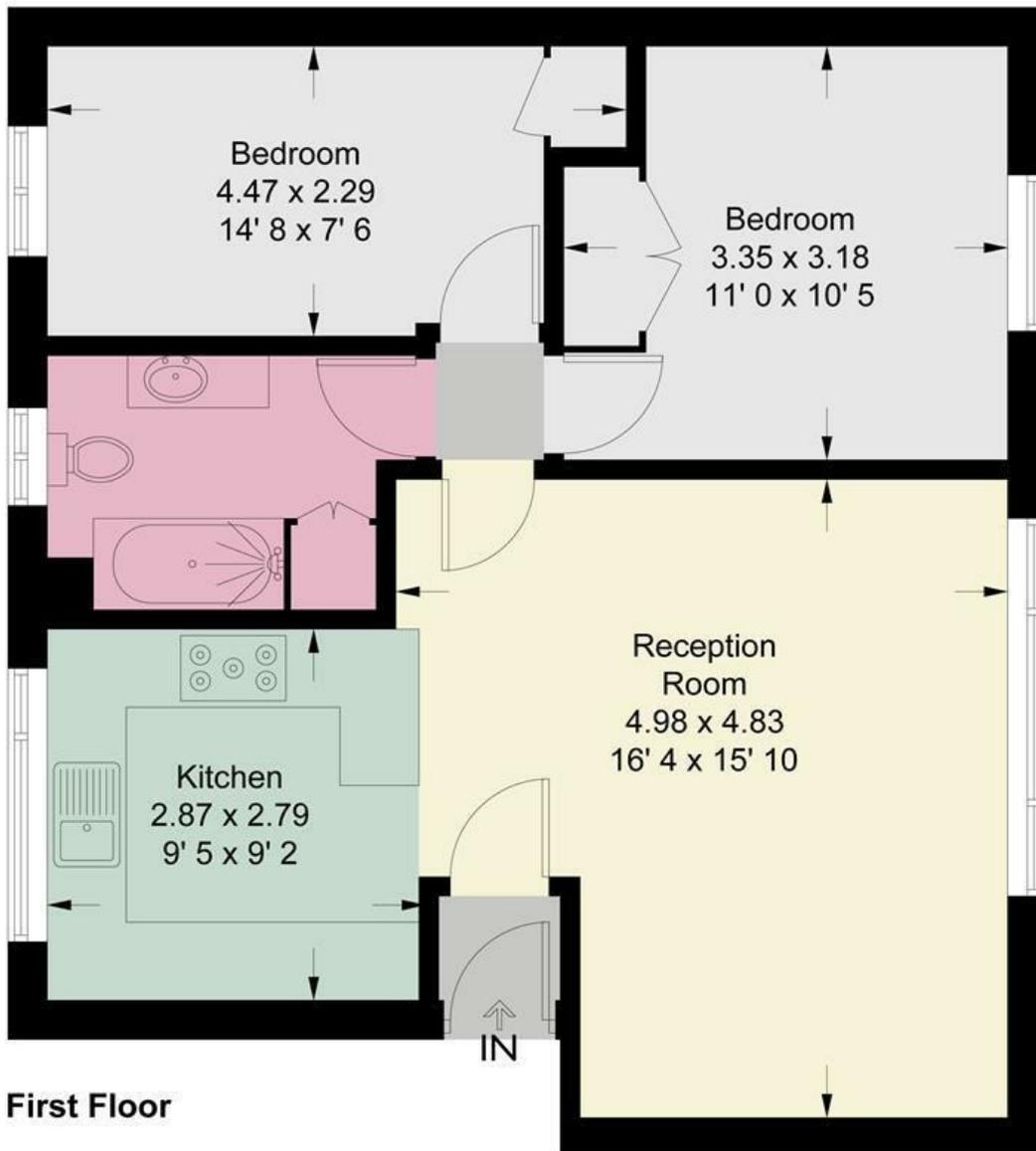
0208 785 4400

# St. Marys Grove

Approximate Gross Internal Area = 646 sq ft / 60 sq m



JAMES ANDERSON



**First Floor**

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) <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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

