



**JAMES  
ANDERSON**



## TO LET

11 Egliston Road, Putney, SW15

**£2,295 Per Month**

Per Month

This is an immaculately presented two double bedroom, two bathroom period flat, situated on a highly sought after road in West Putney. The property offers charm and character throughout boasting high ceilings, period features and original striped wooden flooring. The living space offers two double bedrooms (one with an en suite bathroom), a large reception room, modern kitchen and a family bathroom. Egliston Road is located moments from Putney Common, excellent local schools and all of the the Lower Richmond Road's shops, bars, restaurants and speedy transport links into London are nearby. Viewing is highly recommended.



Two Double Bedrooms



Two Bathrooms



Large Bright Reception Room



Modern Kitchen



EPC Rating - C



Putney Train Station



Hotham Primary



Putney Common



Unfurnished

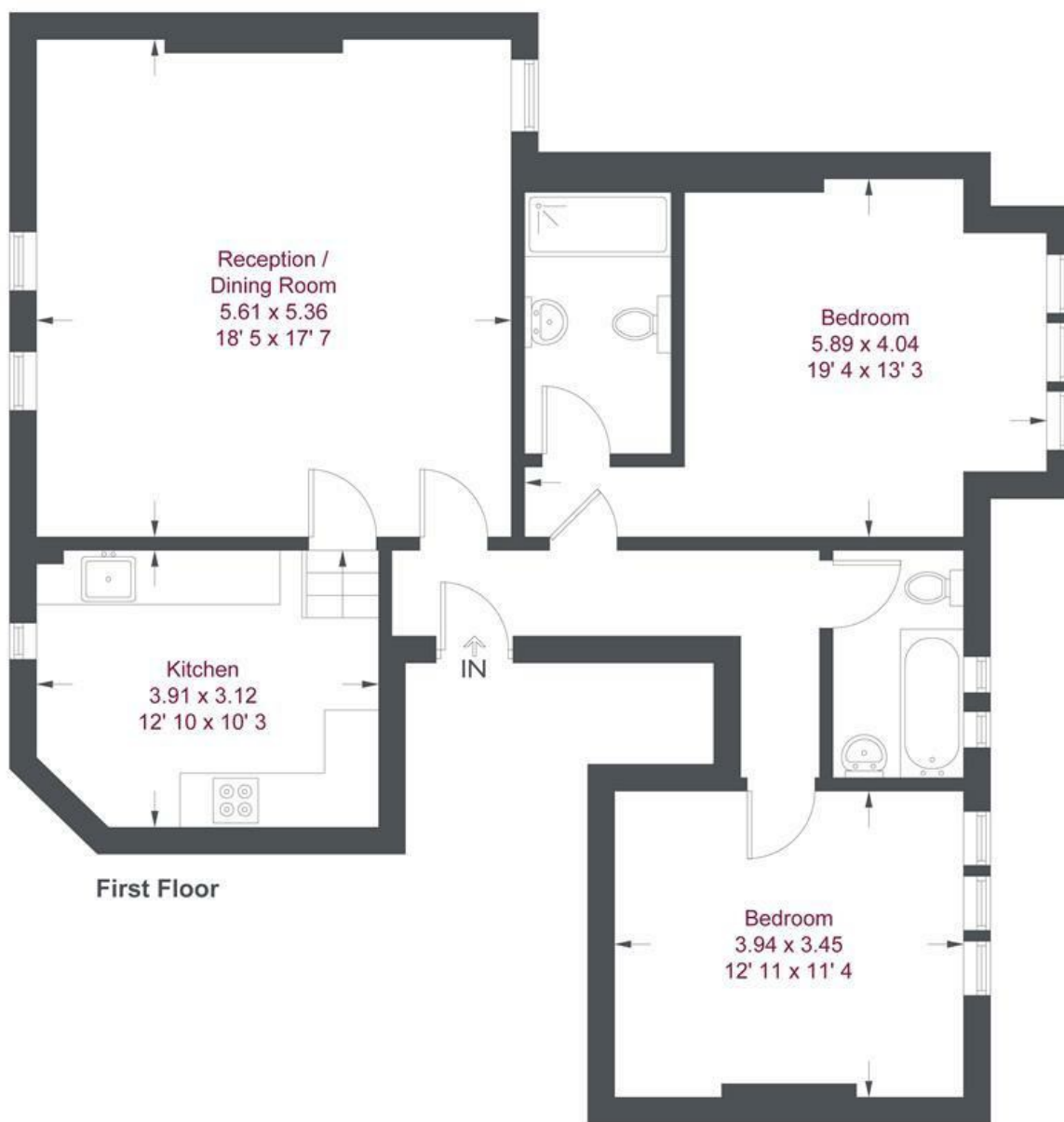


Available Now



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

0208 785 4400



## Egliston Road

Approximate Gross Internal Area = 980 sq ft / 91.1 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 CO<sub>2</sub> emissions</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>		
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