



**JAMES  
ANDERSON**



## TO LET

Pettward Close, Putney, SW15

## £2,500 Per Month

Per Month

The property comprises spacious lounge with separate dining area opening onto a private rear garden, modern fitted kitchen, two spacious double bedrooms and bathroom. This home also has a rare and highly sought after allocated parking space.



Two Double Bedrooms



One Bathroom



Large Reception Room



Modern Kitchen



EPC Rating C / Council Tax E / Holding Deposit £576.92



Putney Train Station



Falcon Girls School



Off Street Parking



Unfurnished



Minimum Term 12 Months / Deposit £2884.61

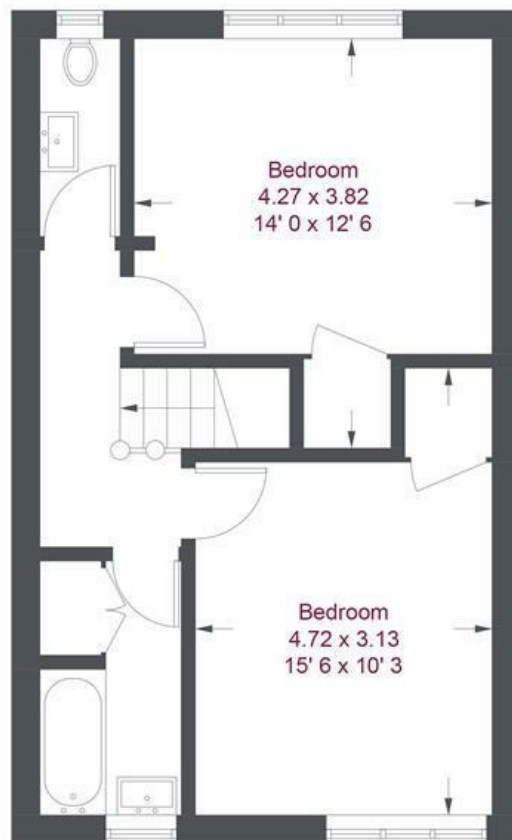


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400



= Reduced headroom below 1.5m / 5'0



**Ground Floor**  
456 sq ft / 42.4 sq m  
(Including Reduced Headroom)

**First Floor**  
440 sq ft / 40.9 sq m

**Pettiward Close**

Approximate Gross Internal Area = 889 sq ft / 82.6 sq m  
(Excluding Reduced Headroom)

Reduced Headroom = 7 sq ft / 0.7 sq m

Total = 896 sq ft / 83.3 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>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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