



JAMES  
ANDERSON



## TO LET

Putney Hill, Putney, SW15

**£2,500 Per Month**

Per Month

Stunning, newly refurbished top floor apartment located only 2 minutes walk from Putney Train station. The property Comprises two double bedrooms both of which have a range of fully fitted wardrobes throughout. The primary bedroom also benefits from air conditioning. There are two bathrooms, one of which is an en-suite and both come with underfloor heating. The open plan kitchen / reception room is lovely and bright and also has space for dining.

The development is located a short walk from Putney mainline and East Putney tube stations as well as the vast selection of shops, restaurants, and entertainment of Putney High Street and Upper Richmond Road.



Two Double Bedrooms



Two Bathrooms



Open Plan Reception



Modern Kitchen



EPC C / Council Tax / Holding Deposit £576.92



Putney Train Station



Putney High



Newly Refurbished



Available End October



Minimum Term 12 months / Deposit £2,884.61

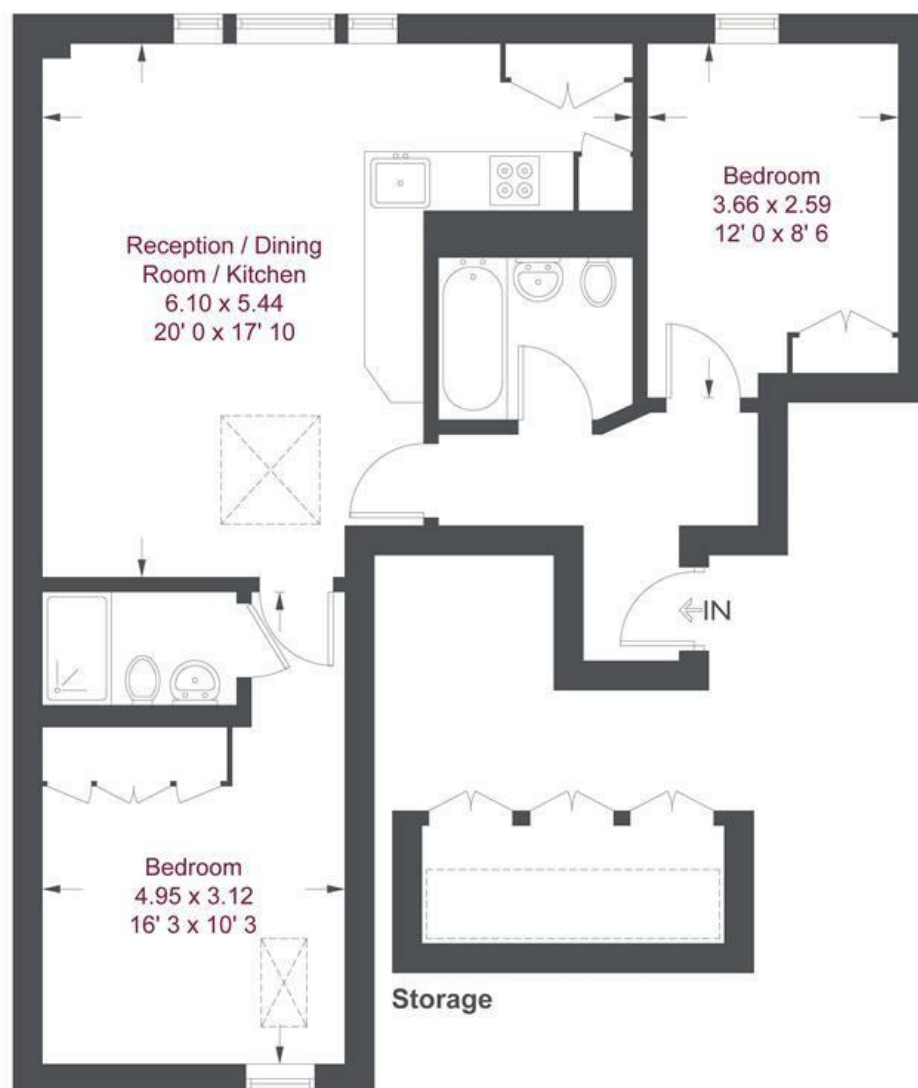


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**0208 785 4400**



 = Reduced headroom below 1.5m / 5'0



Second Floor

## Putney Hill

Approximate Gross Internal Area = 670 sq ft / 62.3 sq m

(Excluding Reduced Headroom)

Reduced Headroom / Storage = 23 sq ft / 2.1 sq m

Total = 693 sq ft / 64.4 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      | 77                                                                                                          |
| (55-68) D                                   |         |                                                                                                             |
| (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      | 77                                                                                                            |
| (55-68) D                                                       |         |                                                                                                               |
| (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  |

