



**JAMES
ANDERSON**



TO LET

118 Putney High Street, London, SW15

£1,895 Per Month

Per Month

A modern and bright, two double bedroom conversion flat which is centrally located on Putney High Street and is just moments from the shops, restaurants and Putney mainline station. Comprising spacious kitchen / reception room with wooden floors, spacious principle bedroom with a further double bedroom.



Two Double Bedrooms



Modern Bathrooms



Open Plan Reception



Modern Kitchen



EPC Rating - B



Putney Train Station



Putney High



River Thames



Newly Refurbished



Unfurnished



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

0208 785 4400



First Floor

Putney High Street

Approximate Gross Internal Area = 625 sq ft / 58.1 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) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

