



**JAMES  
ANDERSON**



## TO LET

Colinette Road, Putney, SW15

## £1,650 Per Month

Per Month

A spacious and very well presented one bedroom flat on the first floor of this stunning detached period property on Collinette Road. The flat is light and well laid out, in excellent condition and offers a large reception room with high ceilings and a large double bedroom with ample storage followed by a modern bathroom and recently replaced Kitchen. Located in a very desirable and residential part of West Putney just off Howards Lane the flat offers excellent access to Upper Richmond Road and Putney High Street and its many shops, bars and restaurants. Putney Station, East Putney Station and the River Thames are within easy reach



One Bedroom



One Bathroom



Bright Reception Room



Modern Kitchen



EPC Rating - D



Putney Train Station



Falcon School



Putney Common



Unfurnished



Available May

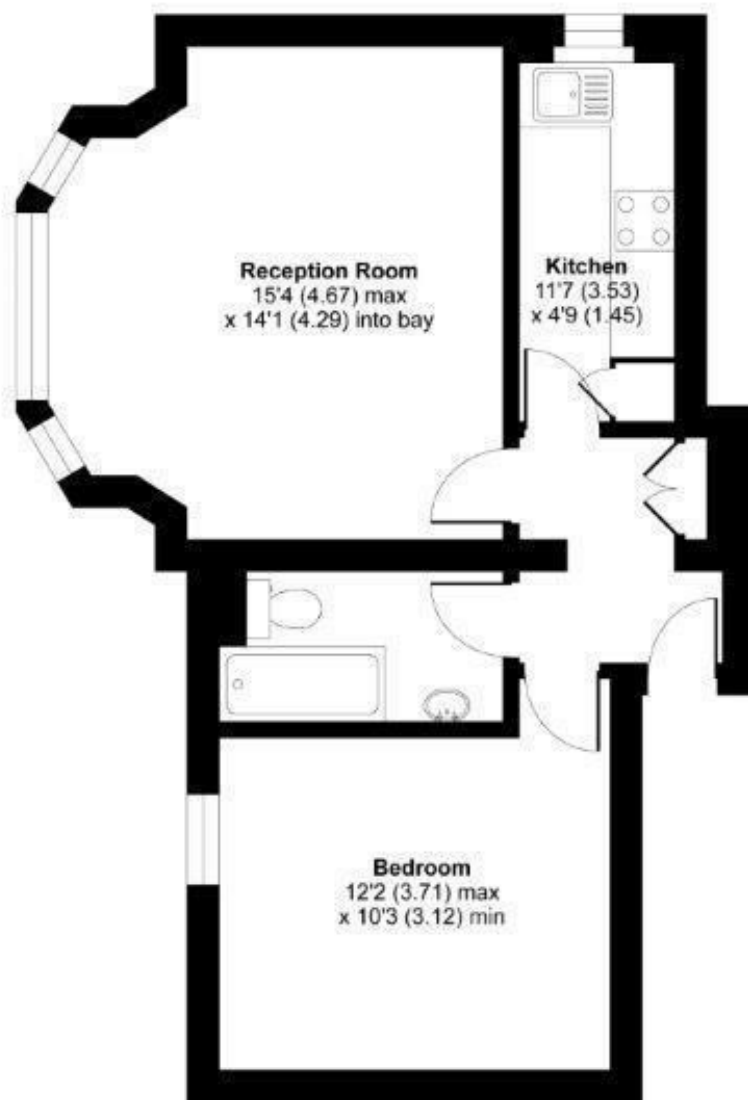


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Colinette Road, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 489 SQ FT 45.4 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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