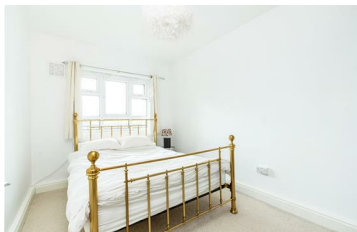




JAMES  
ANDERSON



## TO LET

Horne Way, Putney, SW15

**£1,595 Per Month**

Per Month

A very well presented 493 Sq Ft purpose built one bedroom second floor floor flat with a private south facing balcony located in West Putney. The accommodation comprises, entrance hall, large spacious reception room with a door leading on to a small private balcony with a pretty outlook overlooking the gardens of Pentlow and Sefton Street. Good sized modern kitchen complete with appliances, modern bathroom and double bedroom with a built in wardrobe. The property benefits from good storage throughout with ample parking available in the street. There is a lift in the building and the communal grounds are well maintained. Hewett House is located on Horne Way, a leafy, quiet development of purpose built flats constructed in the 1960s. Located at the bottom of Sefton Street, a highly regarded road in West Putney, close to fantastic transport links into London and all of the Lower Richmond Road's shops, bars and restaurants. The River Thames and both Putney and Barnes Common are moments away.



One Bedroom



Modern Bathroom



Bright & Spacious Reception Room



Modern Fitted Kitchen



EPC Rating C / Council Tax B / Holding Deposit £368.07



Outstanding Transport Links



Excellent Local Schools & Universities



Balcony



West Putney



Minimum Term 12 Months / £1,840.38



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

0208 785 4400



## Second Floor

### Hewett House

Approximate Gross Internal Area = 493 sq ft / 45.8 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>                          |                                                                                                             |           |
| (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>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
|                                             | 72                                                                                                          | 80        |
| 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) <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>                                                 |                                                                                                               |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                               |           |
|                                                                 | 75                                                                                                            | 84        |
| England & Wales                                                 | EU Directive 2002/91/EC  |           |

