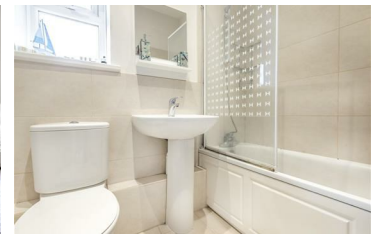




**JAMES  
ANDERSON**








## **TO LET**






Wimbledon Park Road, Putney, SW18

## **£1,500 Per Month**

Per Month

A modern, bright and recently refurbished one bedroom conversion flat in a charming quiet residential road. This lovely home is conveniently located for access to Wandsworth Town BR station and East Putney Tube station. The property is well presented throughout and has a spacious reception room which is open plan to the fully fitted kitchen with modern appliances. There is a double bedroom and bathroom with a shower over the bath.

-  One Bedroom
-  One Bathroom
-  Open Plan Reception
-  Modern Kitchen
-  EPC Rating - E

-  East Putney Tube
-  Putney High School
-  Easy Access to A3
-  Part Furnished
-  Available May

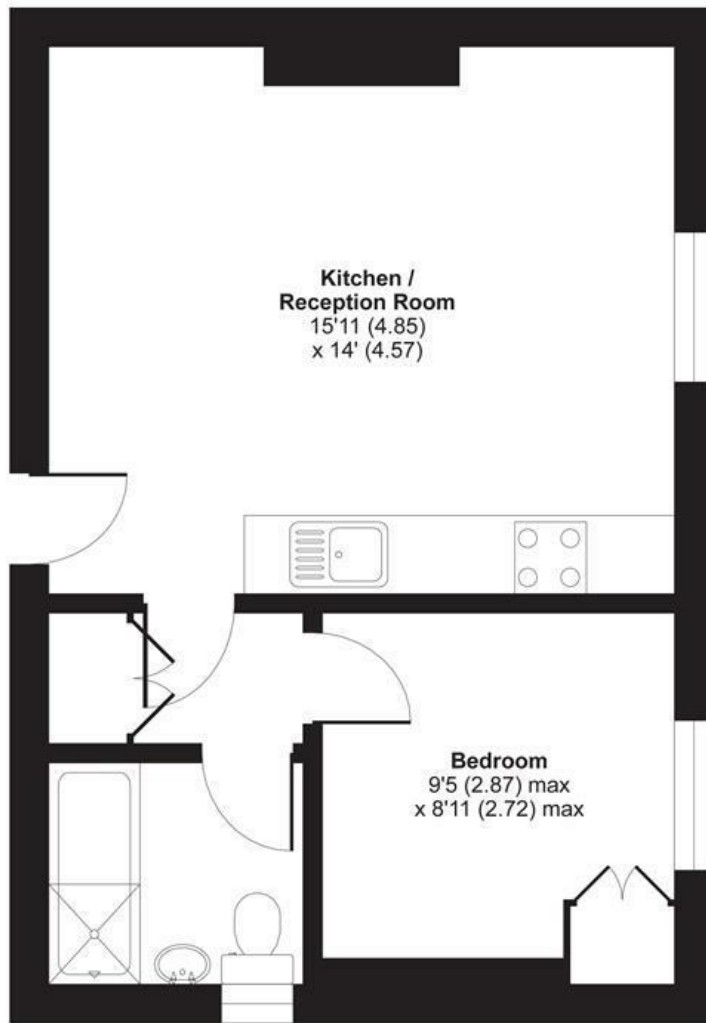


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**0208 785 4400**

# Wimbledon Park Road, London, SW18

APPROX. GROSS INTERNAL FLOOR AREA 379 SQ FT 35.2 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
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		
<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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

