



**JAMES  
ANDERSON**



## TO LET

Disraeli Gardens, Putney, SW15

## £2,800 Per Month

Per Month

A beautifully presented, three bedroom top floor mansion flat which is situated in a fantastic central Putney location, just moments from Putney town centre, Putney BR and East Putney tube station. Disraeli Gardens further offers private communal gardens and tennis courts accessible to residents. Comprising spacious lounge with feature fireplace, fitted kitchen / diner with breakfast bar area, there are also three spacious bedrooms and a family bathroom with over bath shower.



Three Double Bedrooms



Family Bathroom



Large Reception Room



Modern Kitchen / Diner



EPC E / Council Tax Band E / Holding Deposit £646.15



East Putney Tube



Brandlehow Primary



Wandsworth Park



Unfurnished



Minimum term 12 months / Deposit £3230.77

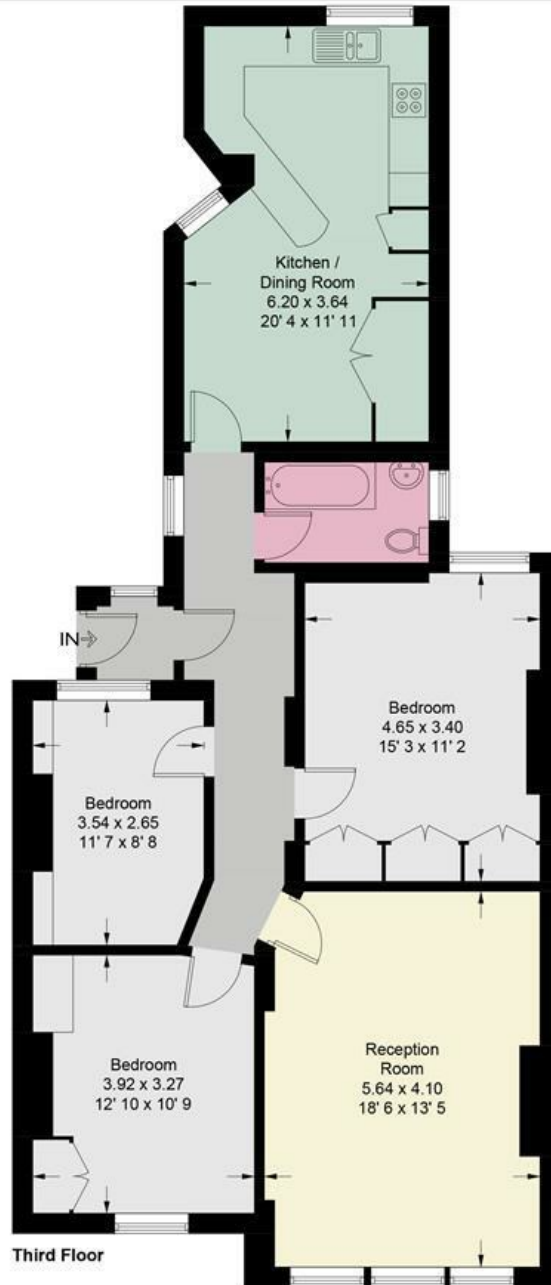


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Disraeli Gardens

Approximate Gross Internal Area = 1092 sq ft / 101.5 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) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

