



**JAMES  
ANDERSON**



## TO LET

Atney Road, Putney, SW15

## £1,695 Per Month

Per Month

Well presented one bedroom flat to rent in a great location close to Putney High Street and Wandsworth Park. The property comprises a large bright reception room, double bedroom, kitchen and bathroom. There is also a well maintained communal garden.

Atney Road is ideally placed for the shops, restaurants and transport facilities of central Putney. Both East Putney underground station (District Line) and Putney mainline station, with direct access to Waterloo, are within short walking distance. There are also numerous bus routes to Richmond, Clapham Junction and Central London.



One Double Bedroom



Modern Bathroom



Bright Reception



Modern Kitchen



EPC C/Council Tax Band C / Holding Deposit £391.15



East Putney Tube



Brandlehow



Wandsworth Park



River Thames



Minimum Term 12 Months / Deposit £1,955.76



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

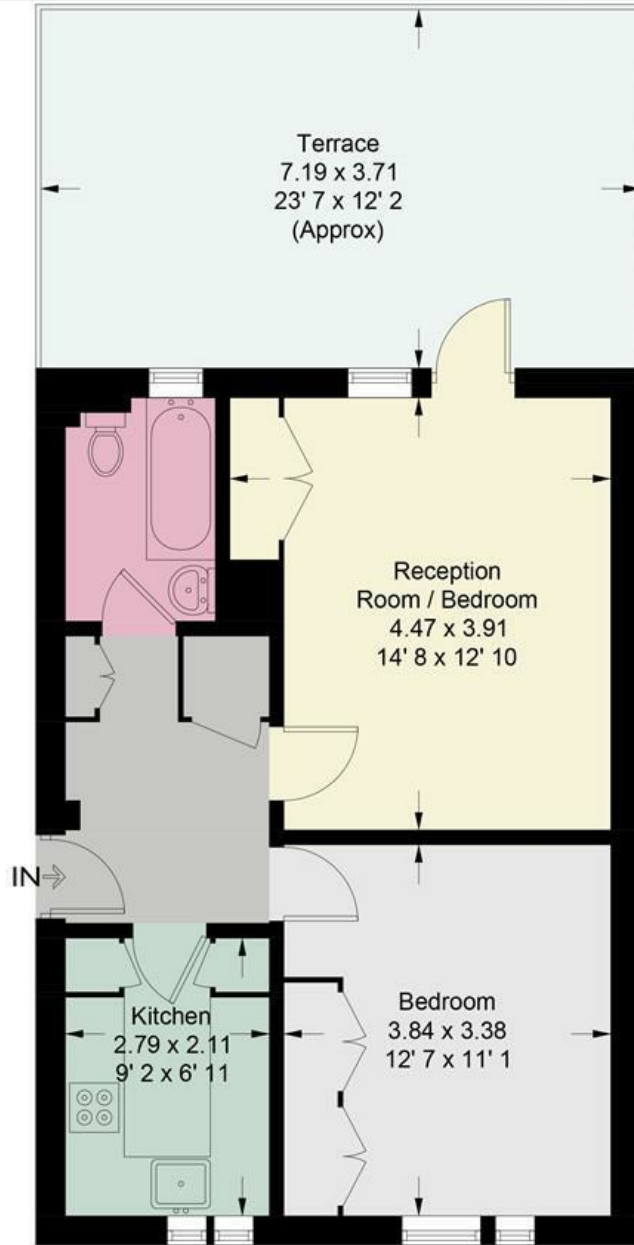
0208 785 4400

# Atney Road

Approximate Gross Internal Area = 516 sq ft / 48 sq m



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**Ground Floor**

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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	<b>77</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		

