



**JAMES  
ANDERSON**



## TO LET

Chelverton Road, London, SW15

## £2,250 Per Month

Per Month

This spacious 642 sq ft split level top floor apartment is located in central Putney with a private roof terrace. This charming property has been recently renovated by the current owners and provides spacious accommodation throughout. The kitchen is fully equipped with fitted appliances and the bathroom is beautifully finished. A living room is a great open plan space, There are two double bedrooms, a particular feature is the large roof terrace, great for entertaining. Situated for access to all the shops, restaurants and transport facilities of Central Putney. East Putney underground station (District Line) is only a very short walk away, and Putney mainline station, with direct access into Waterloo, is also within walking distance. The A3 is easily accessible and there are also excellent bus links to Central London, Clapham Junction and towards Richmond.



Two Double Bedrooms



Modern Bathroom



Open Plan Reception



Modern Kitchen



EPC - C / Council Tax Band D / Holding Deposit £519.23



Putney Train Station



Hotham Primary



Roof Terrace



Unfurnished




Minimum term 12 Months / Deposit amount £2,596.15

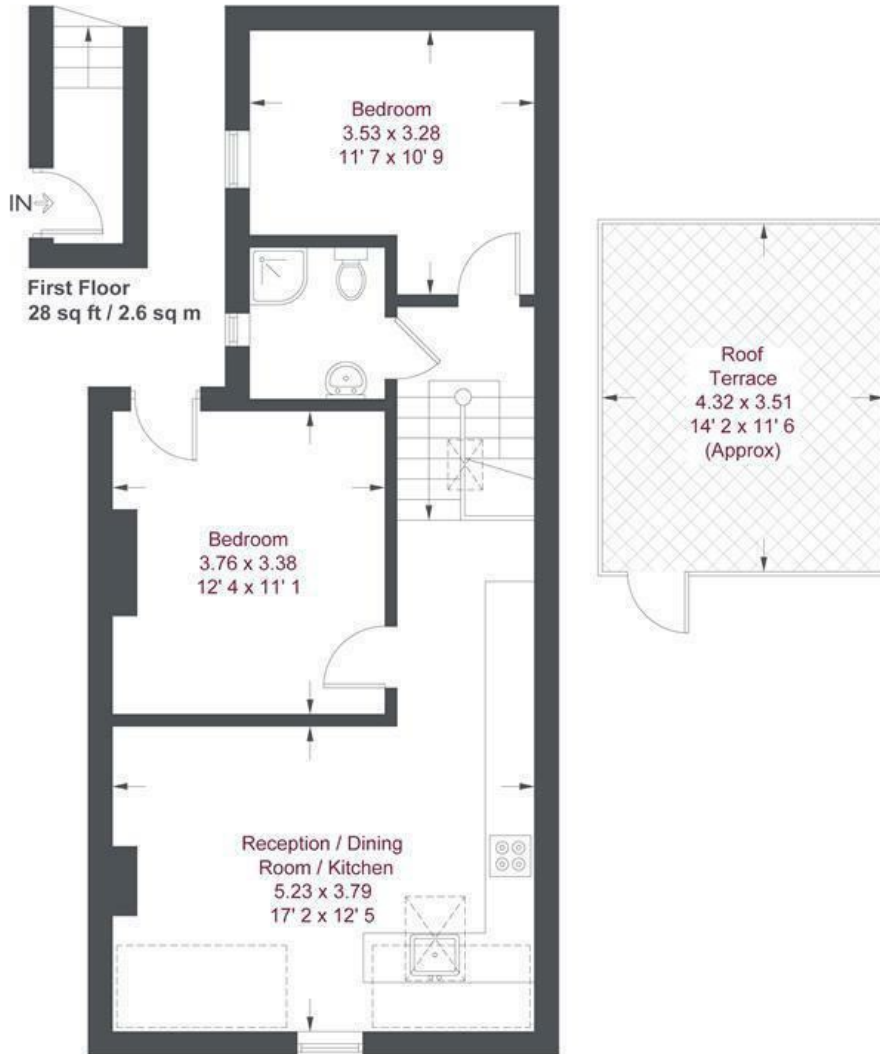


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400



 = Reduced headroom below 1.5m / 5'0




### Chelverton Road

Approximate Gross Internal Area = 598 sq ft / 55.6 sq m  
(Excluding Reduced Headroom)

Reduced Headroom = 44 sq ft / 4.1 sq m

Total = 642 sq ft / 59.7 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		
<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>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	