



JAMES  
ANDERSON



## TO LET

67-69 Putney Hill, Putney, SW15

**£2,500 Per Month**

Per Month

A beautifully presented and spacious three-bedroom apartment situated in an enviable location on Putney Hill set well back from the road and within easy access of the shops, bars and amenities of Putney High Street and the wide-open spaces of Putney Heath.

The apartment is in exceptional internal condition with crisp neutral décor and parquet flooring a key feature. All of the principal rooms enjoy an abundance of natural light with wall-to-wall windows and wonderful views of the surrounding area. The separate kitchen is newly fitted, well laid out with excellent workspace and practical storage options, whilst the three bedrooms are amply served by a family bathroom and separate WC.



Three Bedrooms



Modern Bathroom



Spacious Reception Room



Newly Fitted Modern Kitchen



EPC Rating C / Council Tax D / Holding Deposit £576.92



Excellent Transport Links



Outstanding Local Schools



Opposite Putney Heath



Communal Gardens

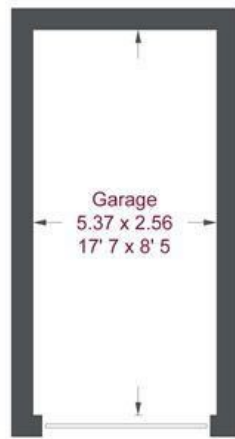


Minimum Term 12 Months / Deposit £2884.61

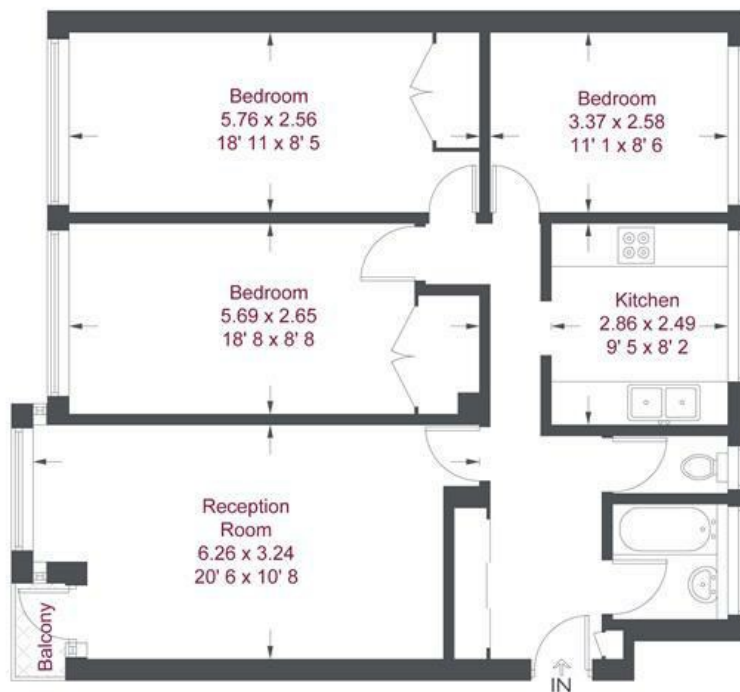


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400



(Not Shown In Actual  
Location / Orientation)



Third Floor

## Hedley Court

Approximate Gross Internal Area = 857 sq ft / 79.6 sq m

Garage = 147 sq ft / 13.7 sq m

Total = 1004 sq ft / 93.3 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 |
| 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 |                                                                                                             |           |
|                                             | 77                                                                                                          | 79        |
| <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 |                                                                                                               |           |
|                                                                 | 77                                                                                                            | 79        |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC  |           |

