



JAMES  
ANDERSON



## TO LET

21-23 Chartfield Avenue, Putney, SW15

**£2,295 Per Month**

Per Month

At 950sqft this lovely two double bedroom flat is perfect for professional couple who need space to work from home. The property benefits from high ceiling throughout and comprises a large reception . dining room with plenty of natural light. There are two double bedrooms, two bathrooms and a modern kitchen. The property also benefits from a large, well maintained communal garden and off street parking (on a first come first served basis). Fernhill Place is a stunning building located close to Central Putney, Putney Train Station and East Putney Tube.

Deposit Required £2648

Minimum Term: 12 months

Holding Deposit: £429.60



Two Double Bedrooms



Two Bathrooms



Large Reception / Dining Room



Modern Kitchen



EPC Rating - D



Putney Train Station



Putney High



Large Communal Garden



Off Street Parking

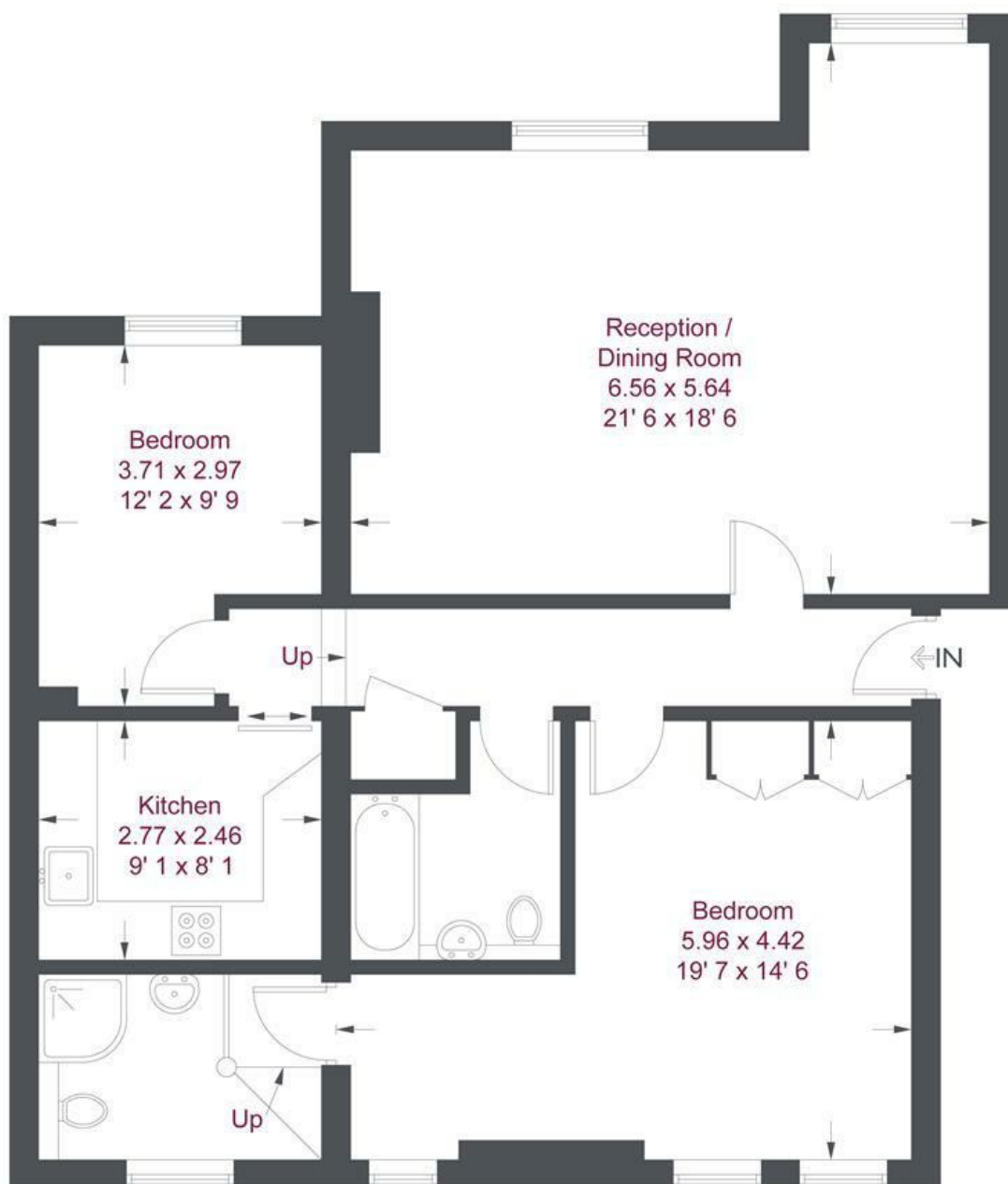


Council Tax Band D - £1066 per annum



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

**0208 785 4400**



First Floor

## Fernhill Place

Approximate Gross Internal Area = 990 sq ft / 92 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	77
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	68	77
England & Wales	EU Directive 2002/91/EC	

