



**JAMES
ANDERSON**



TO LET

Lower Richmond Road, Putney, SW15

£2,600 Per Month

Per Month

A three double bedroom Victorian split level flat located on Lower Richmond Road on West Putney. The property comprises a large reception room with a mezzanine style kitchen / dining room, three double bedrooms (one with an en-suite) and a family bathroom. The flat is located just off the Lower Richmond Road where there are a number of lovely restaurants and bars, close to Putney Common and just moments from the River Thames. Putney Bridge Underground Station is within walking distance, as is Putney main Line Station. The 22 bus to Piccadilly Circus/Knightsbridge and the Kings Road stops at the end of Stanbridge Road, and the River Taxi from Putney Pier to the City is only a short walk from this lovely apartment.

Deposit Required £3000
Minimum Term: 12 months
Holding Deposit: £600



Three Double Bedrooms



Two Bathrooms



Large Reception Room



Modern Kitchen / Diner



EPC Rating - D



Putney Train Station



Hotham Primary



River Thames



Furnished



Council Tax Band D - 873 per annum



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

0208 785 4400



Lower Richmond Road

Approximate Gross Internal Area = 1109 sq ft / 103 sq m
(Excluding Void)

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) A			
(81-91) B			
(69-80) C			
(55-68) D		57	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

