



JAMES
ANDERSON



TO LET

17 Gladwyn Road, London, SW15

£1,500 Per Month

Per Month

A well presented, first floor conversion flat situated in the heart of West Putney, just moments from the River Thames and within easy reach of Putney town centre and transport links. Comprising bright lounge/diner with feature fireplace, spacious fitted kitchen, double bedroom and bathroom with over bath shower.

Deposit Required £1730

Minimum Term: 12 months

Holding Deposit: £346



One Double Bedroom



Modern Bathroom



Large Bright Reception



Modern Kitchen



EPC Rating - C



Putney Train Station



Hotham Primary



Unfurnished



River Thames



Council Tax Band D - £873 per annum



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

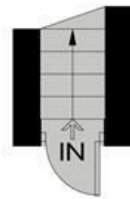
0208 785 4400

Gladwyn Road

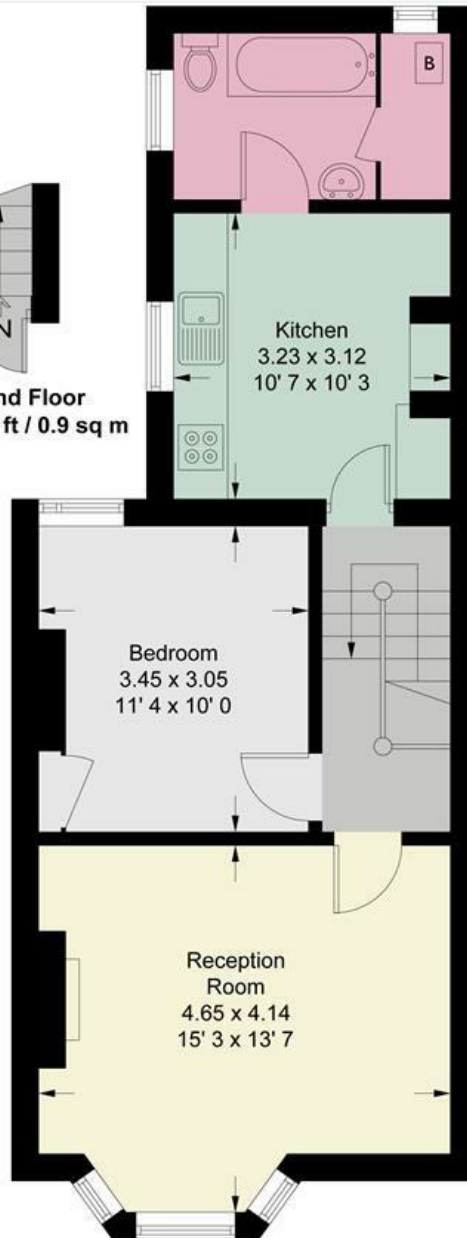
Approximate Gross Internal Area = 564 sq ft / 52.4 sq m



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Ground Floor
10 sq ft / 0.9 sq m



First Floor
554 sq ft / 51.5 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			
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	

