



**JAMES
ANDERSON**



TO LET

Dryburgh Court, Putney, SW15

£2,200 Per Month

Per Month

A bright and spacious, recently refurbished, split level two bedroom conversion flat which is conveniently located for Putney town centre, the River Thames and transport links. The property further benefits from two bathrooms, communal gardens and off street parking. Comprising lounge, fitted kitchen, bathroom with over bath shower and two spacious double bedrooms, one with an ensuite, private courtyard garden and communal gardens.



Two Double Bedrooms



Two Bathrooms



Large Bright Reception



Modern Kitchen



EPC Rating C / COuncil Tax F / Holding Deposit £507.69



Putney Train Station



Putney High



Private Patio



Communal Garden



Minimum Term 12 Months / Deposit £2538.46

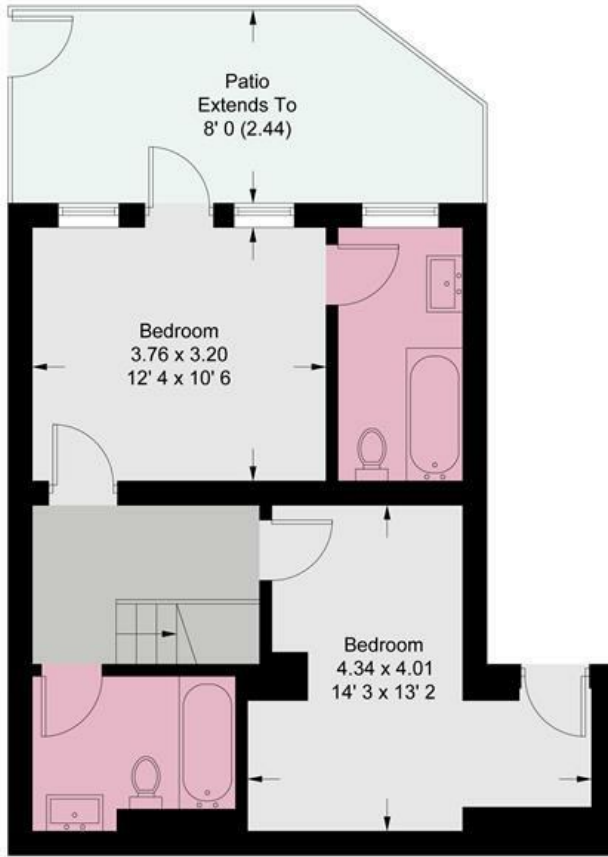


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

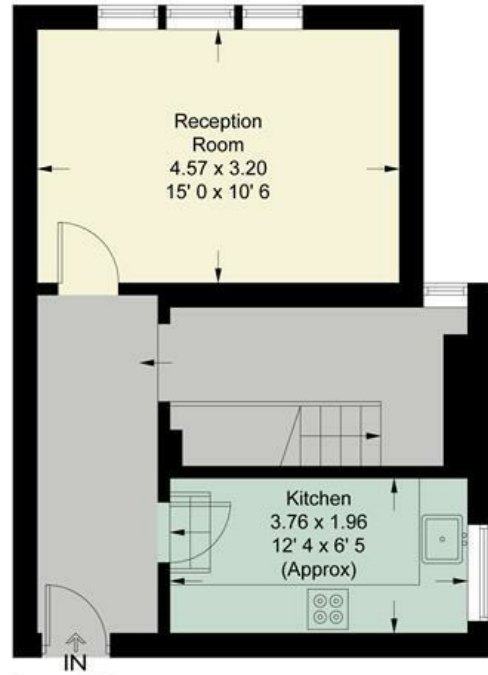
0208 785 4400

Dryburgh Court

Approximate Gross Internal Area = 894 sq ft / 83.1 sq m



Lower Ground Floor
479 sq ft / 44.5 sq m



Ground Floor
415 sq ft / 38.6 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 | |

