



**JAMES
ANDERSON**



TO LET

Roehampton Lane, Putney, SW15

£1,300 Per Month

Per Month

Finished to an excellent standard through out this newly refurbished one bedroom basement flat comprises a large open plan kitchen reception room with wooden flooring, modern bathroom with walk in shower and a double bedroom. The property offers excellent access to the A3 and bus routes into London.



One Bedroom



One Bathroom



Open Plan Reception



Modern Kitchen



EPC Rating C / Council Tax Band C / Holding Deposit £300



Excellent Bus Routes



Roehampton University



Close to A3



Furnished




Minimum Term 12 Months / Deposit £1500



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

0208 785 4400

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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