



**JAMES  
ANDERSON**



# TO LET

Oxford Road, Putney, SW15

# £2,200 Per Month

Per Month

Lovely two bedroom period flat with private garden to rent in Central Putney. The property comprises a large reception room with direct access to a private rear garden, two bedrooms and a modern kitchen and bathroom. Oxford Road is perfectly located for east access to East Putney Tube, Putney train station, Wandsworth Park and the River Thames.



Two Bedrooms



Modern Bathroom



One Reception Room



Modern Kitchen



EPC Rating E / Council Tax Band D / Holding Deposit £507.69



East Putney Tube



Brandlehow Primary



Private Garden



Unfurnished



Minimum Term 12 Months / Deposit £2538.46



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

0208 785 4400



Lower Ground Floor

### Oxford Road

Approximate Gross Internal Area = 629 sq ft / 58.4 sq m

Shed = 18 sq ft / 1.7 sq m

Total = 647 sq ft / 60.1 sq m

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>54</b>	<b>76</b>
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

