



**JAMES  
ANDERSON**



# TO LET

Brandlehow Road, London, SW15

# £2,200 Per Month

Per Month

A beautifully presented two bedroom first floor period conversion flat located on the highly desirable Brandlehow Road, Putney. This charming property is light, spacious with high ceilings and many period features throughout. A particular feature is the stunning living room with a bay window, feature fire place and space to dine. The main bedroom is an excellent size followed by a second bedroom which is currently used as a study. A large modern bathroom with ample storage including space for a washing machine completes the accommodation.

A short distance away from all local shops, restaurants, riverside bars and transport facilities of Putney High Street. East Putney Underground station, Putney mainline station with direct access into Waterloo, numerous bus routes and bicycle hire are all within a few minute's walk. With its green, open spaces, the River Thames and Wandsworth Park are moments away.



Two Bedrooms



Large Modern Shower Room



Stunning Reception Room



Modern Fully Equipped Kitchen



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



Excellent Transport Links



Brandlehow School Catchment



Quiet, Desirable Location



Immaculate Condition



Minimum Term 12 Months / Deposit £2538.46



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

0208 785 4400



First Floor

## Brandlehow Road

Approximate Gross Internal Area = 588 sq ft / 54.6 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>78</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>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>	<b>67</b>	<b>70</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	

