



**JAMES
ANDERSON**








TO LET






3 Woodborough Road, Putney, SW15

£2,200 Per Month

Per Month

Stunning two double bedroom flat located on a quiet residential road in Putney. Packed with original features the property comprises a larger than average reception room which is open plan to a stunning kitchen / breakfast room. There are also two large double bedrooms, a modern bathroom, and communal garden.

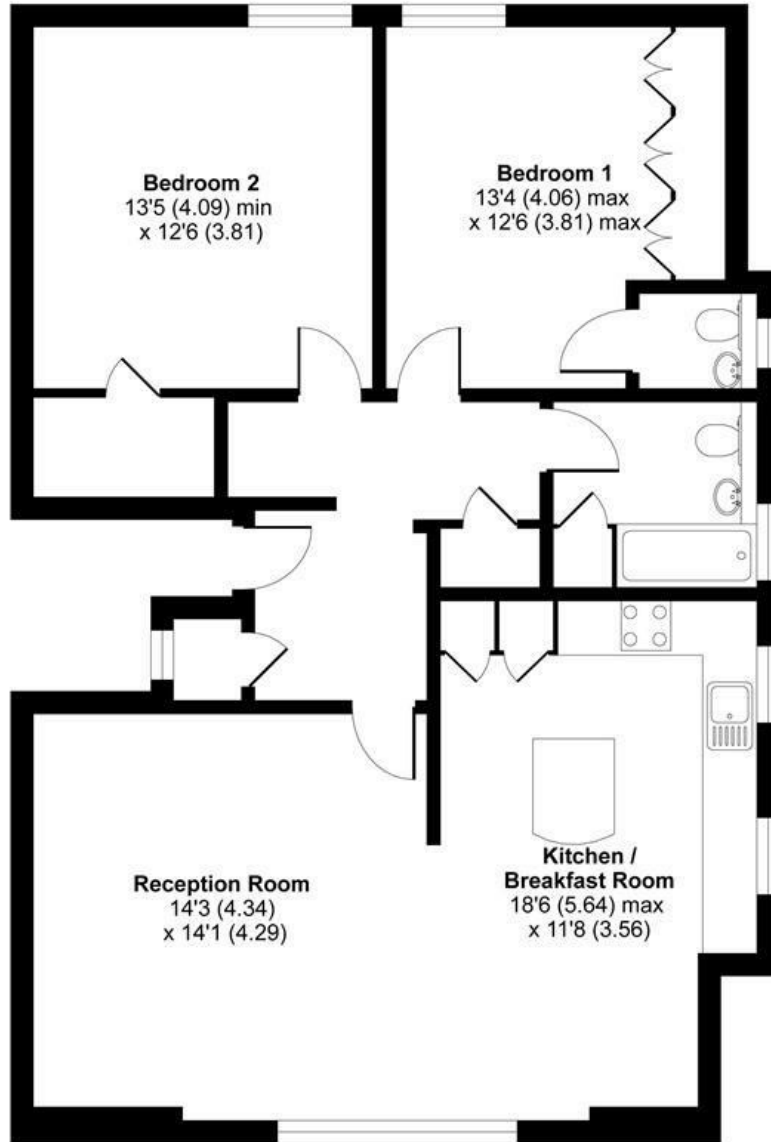
-  Two Double Bedrooms
-  One Bathroom
-  Large Open Plan Reception
-  Modern Kitchen
-  EPC Rating - E

-  Putney Train Station
-  Falcon Girls School
-  Communal Garden
-  Unfurnished
-  Available March



Woodborough Road, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 995 SQ FT 88.7 SQ METRES



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2015 Produced for James Anderson REF : 61122

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		49	52
(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	

