



**JAMES  
ANDERSON**



# TO LET

Fanthorpe Street, Putney, SW15

# £3,300 Per Month

Per Month

Newly decorated and new carpets throughout, this period apartment set over three floors is perfect for three professional sharers, a small family or a couple that need work from home space.

The modern kitchen is well equipped and has plenty of storage; the modern bathroom is fully tiled and has a shower over the bath. All the bedrooms are spacious and the reception room is elegant. There is a period fire place, two sash windows and built in shelves/cupboards on either side of the chimney breast. Fanthorpe Street is conveniently located for local shops and restaurants and as easy access to Putney High Street, Barnes and access out of London via the A3. Viewing is highly recommended to fully appreciate this lovely home.



Three Double Bedrooms



Modern Bathroom



Large Bright Reception



Modern Kitchen



EPC E / Council Tax Band E / Holding Deposit £761.53



Putney Train Station



Hotham Primary



Close to River Thames



West Putney

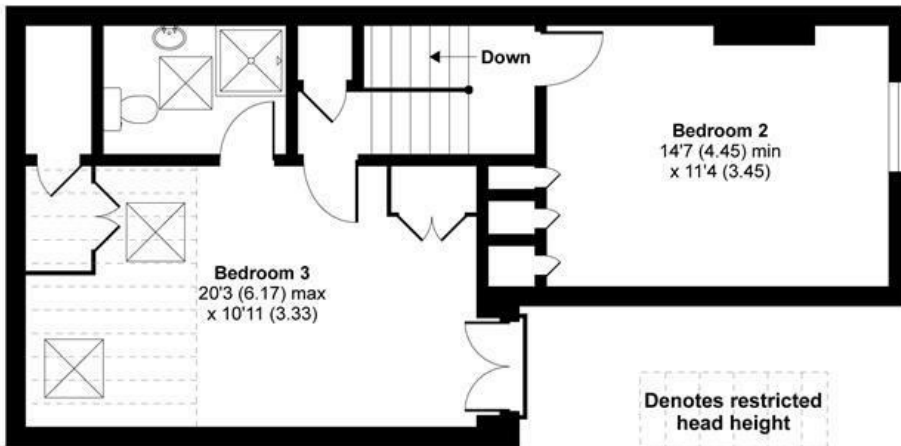


Minimum term 12 Months / Deposit £3807.69

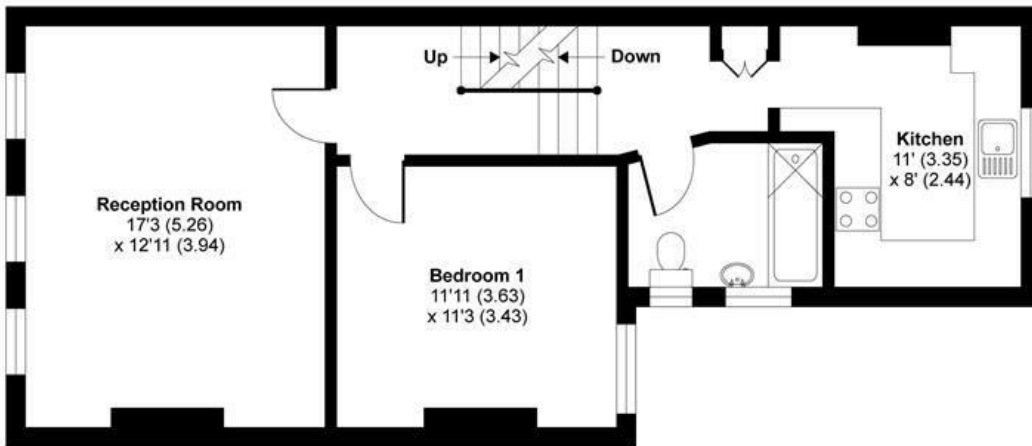


# Fanthorpe Street, London, SW15

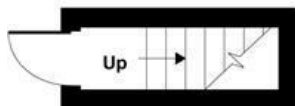
APPROX. GROSS INTERNAL FLOOR AREA 1099 SQ FT 102 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



SECOND FLOOR



FIRST FLOOR



GROUND 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.

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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>47</b>	<b>75</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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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