



**JAMES
ANDERSON**



TO LET

Woodborough Road, Putney, SW15

£1,850 Per Month

Per Month

A light and spacious one bedroom Edwardian first floor flat located on Woodborough Road, a highly prestigious road in West Putney. Very well presented throughout, the property offers 526 sq ft of accommodation with a modern kitchen/breakfast room, stunning living area retaining many original features and high ceilings, an allocated parking space and communal garden.

The property is ideally located for Barnes & Putney stations providing regular and direct train services to London Waterloo and for public transport amenities to Hammersmith, Putney and Richmond. The outstanding Barnes Primary and East Sheen Primary Schools are within 0.7 miles and 0.6 miles respectively, whilst the extensive recreational amenities of Barnes Common, Palewell Common and Richmond Park are moments away.



One Bedroom



One Bathroom



Open Plan Reception



Deposit £1903



EPC E / Council Tax Band D / Holding Deposit £426.92



Putney Train Station



Falcon School for Girls



Putney Common



Communal Garden

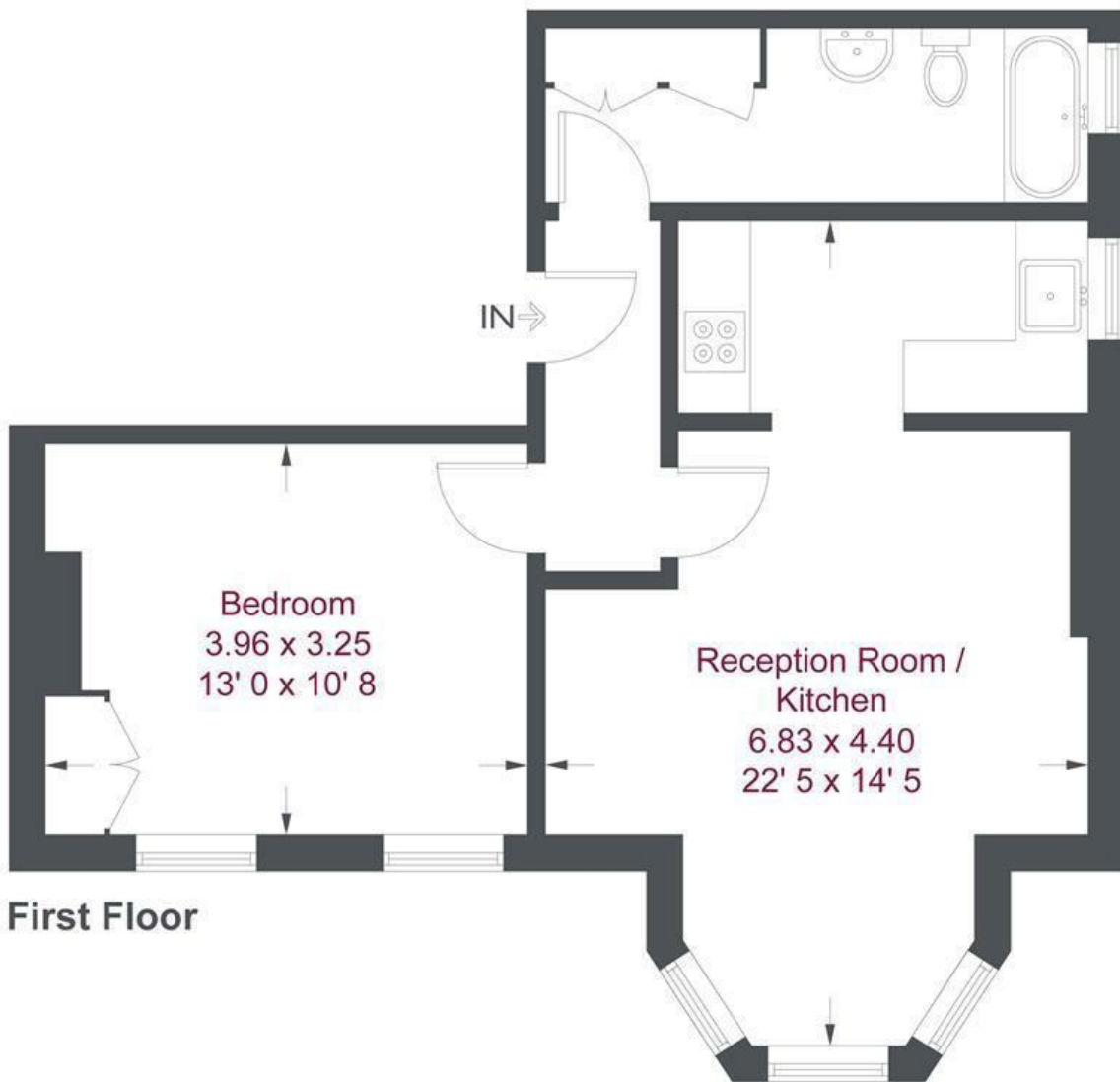


Minimum Term 12 Months / Deposit £2134.61



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

0208 785 4400



First Floor

Woodborough Road

Approximate Gross Internal Area = 526 sq ft / 48.9 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
<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>		
	54	79
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		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

