



**JAMES  
ANDERSON**



## TO LET

St. John's Avenue, London, SW15

## £2,200 Per Month

Per Month

Stunning two double bedroom ground floor flat to rent located only five minutes walk from Putney Train Station. The property comprises a large bright reception room with parquet flooring, modern kitchen and bathroom and two large double bedrooms. St Johns Avenue is a wide, peaceful and popular road in central Putney, perfectly situated within walking distance of many amenities including excellent local schools. The delightful river walks and the green open spaces of Putney and Barnes Commons are nearby. There are a wide range of restaurants, bars and shops found on Putney High Street. The property is within Zone 2 and both Putney mainline station, with direct links to Clapham Junction and Waterloo, and East Putney underground station are within walking distance. The A3 is also easily accessible.



Two Double Bedrooms



One Bathroom



Large Reception Room



Modern Kitchen



EPC Rating C / Council Tax E / Holding Deposit £507.69



Putney Train Station



Putney High School



Central Putney



Unfurnished



Minimum Term 12 Months / Deposit £2538.46

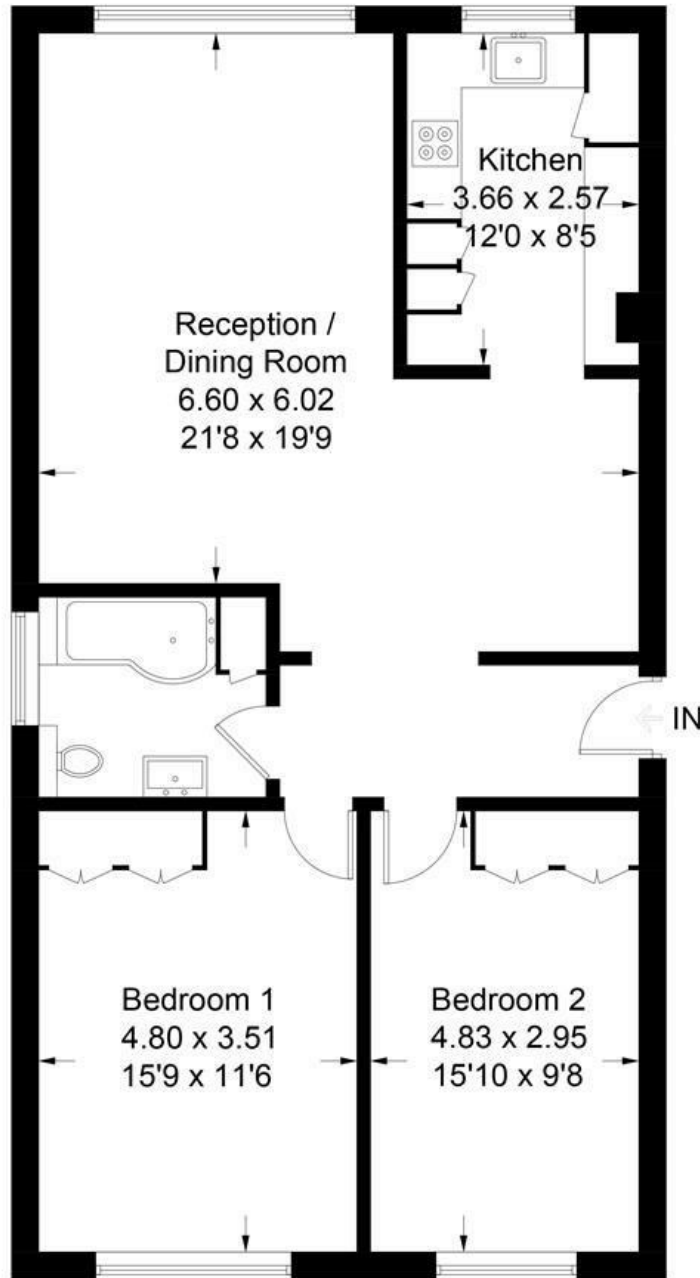


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# St. Johns Avenue, SW15

Approximate Gross Internal Area Total = 88.6 sq m / 954 sq ft



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID411406)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	77
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

