



**JAMES  
ANDERSON**



## TO LET

Upper Richmond Road, Putney, SW15

## £1,995 Per Month

Per Month

Well presented two double bedroom, two bathroom split level flat to rent on the Upper Richmond Road in Putney. At over 1200 sqft the property comprises a large reception / dining room, kitchen breakfast room, two double bedrooms (one with an ensuite bathroom) and a family bathroom. the property also benefits from having excellent storage throughout and the local Tesco is located only 30 second walk away.

The property is located next to the popular Dover House conservation area, benefitting from the picturesque green and located a short walk (0.4 miles) from Barnes mainline station with frequent trains to Waterloo, plus with many excellent local bus routes nearby including the no's 72 to Hammersmith, 430 to Putney/Kensington and the 337 to Clapham Junction or Richmond.



Two Double Bedrooms



Two Bathrooms



Large Reception / Dining Room



Eat In Kitchen



EPC Rating C / Council Tax Band C / Holding Deposit £460.38



Putney Train Station



Roehampton University



Split Level



Available December



Deposit £2301.92



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

0208 785 4400



### Upper Richmond Road

Approximate Gross Internal Area = 1236 sq ft / 114.9 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 101 sq ft / 9.4 sq m  
Total = 1337 sq ft / 124.3 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
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>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>		
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