



JAMES  
ANDERSON



## TO LET

Bangalore Street, London, SW15

**£2,550 Per Month**

Per Month

A well presented 863 Sq ft two bedroom Victorian garden maisonette located on Bangalore Street, a prime West Putney location.

An excellent example, private entrance, light and spacious reception room with high ceilings, feature bay window and many period features. The main bedroom has views over the garden with fitted wardrobes, the second bedroom is a small double room. The bathroom is modern and finished to a good standard with further storage in the hallway. The kitchen/diner is excellent, fully equipped with fitted units, space to dine and providing access to the garden. The garden is a particular feature, very private and west facing.

Bangalore Street is superbly situated off the Lower Richmond Road where there is a choice of excellent restaurants, cafes and bars. Very close to Putney High Street, Putney Common and a two minute walk from the River Thames Embankment. Putney Bridge Underground Station is within walking distance, as is the Putney Mainline station. The 22 bus for the Kings Road, Knightsbridge and Piccadilly Circus on the Lower Richmond Road, and the River Taxi from Putney Pier to the City is only a short walk from this lovely apartment.



Two Bedrooms



Modern Bathroom



Bright Reception Room



Kitchen Dining Room



EPC C / Council Tax Band E / Holding Deposit £588.46



Putney Train Station



Hotham



Private Garden



River Thames



Minimum Term 12 Months / Deposit £2942.30



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

0208 785 4400

# Bangalore Street

Approximate Gross Internal Area = 854 sq ft / 79.3 sq m

(Excluding Reduced Headroom)

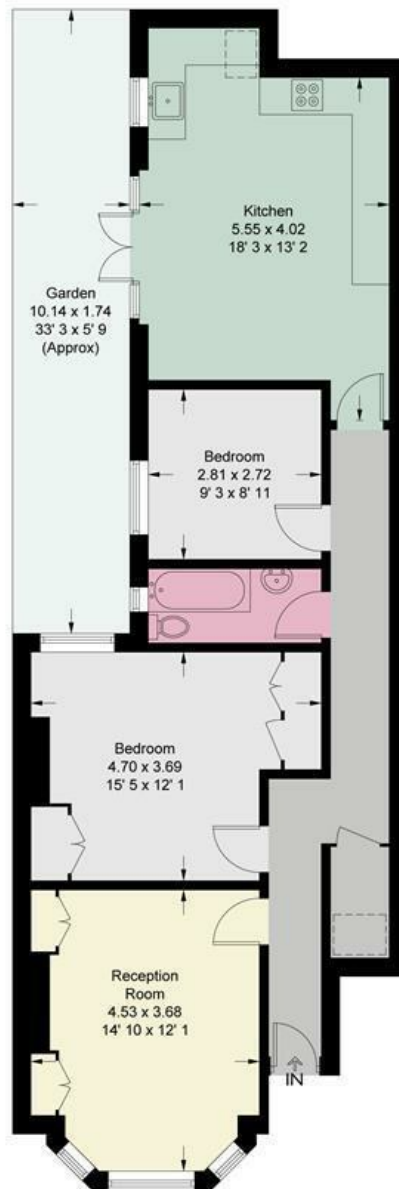
Reduced Headroom = 9 sq ft / 0.9 sq m

Total = 863 sq ft / 80.2 sq m



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= Reduced headroom below 1.5m / 5'0



Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



## 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>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

