



**JAMES
ANDERSON**



TO LET

Putney Hill, London, SW15

£1,450 Per Month

Per Month

A delightful ground floor studio apartment in central Putney. The flat comprises a lovely large and bright studio room which overlooks the stunning communal gardens. There is a separate modern kitchen and a modern bathroom. Situated on Putney Hill offering easy access to the A3, Putney High Street and the Putney stations. Putney Heath, Wandsworth Common and the River Thames are also within a 10 minute walk.



Large Studio Room



Separate Bathroom



Great Location



Separate Kitchen



EPC E / Council Tax Band C / Holding Deposit £334.61



Putney Train Station



Putney High



Communal Garden



Part Furnished



Minimum Term 12 months / Deposit £1673.07



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

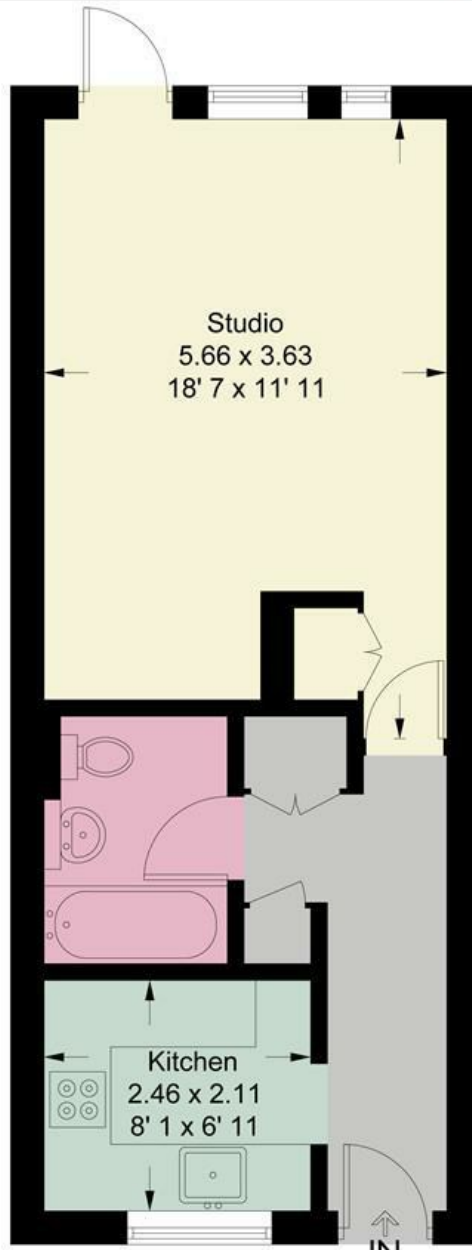
0208 785 4400

Hill Court

Approximate Gross Internal Area = 398 sq ft / 37 sq m



JAMES ANDERSON



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) A | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 53 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

