



**JAMES
ANDERSON**



TO LET

West Hill, Putney, SW15

£1,300 Per Month

Per Month

Lovely studio apartment to rent with private garden located within easy reach of Putney town centre and the A3. The property comprises a large studio room with raised sleeping area, large modern kitchen, modern bathroom and a private patio garden.



Large Studio Room



Modern Bathroom



Bright Living Area



Modern Kitchen



EPC Rating E / Council Tax Band C / Holding Deposit £300



East Putney Tube



Putney High School



Patio Garden



Furnished



Minimum Term 12 Months / Deposit £1500

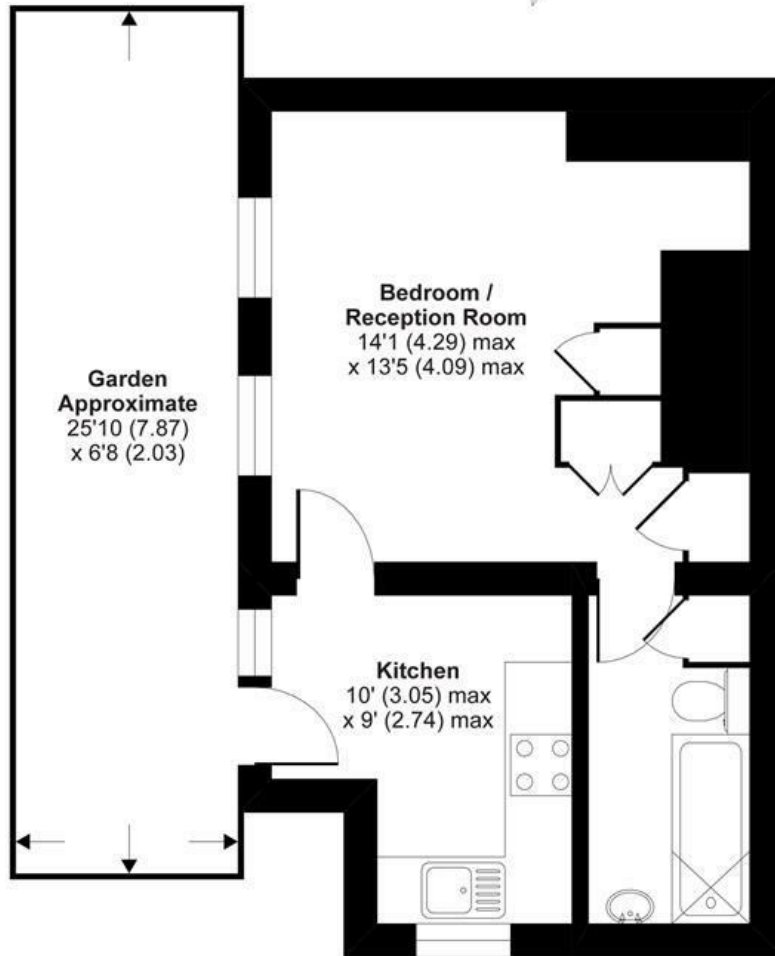


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

West Hill, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 335 SQ FT 31.1 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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>		
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		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

