



**JAMES
ANDERSON**



TO LET

Gwendolen Avenue, London, SW15

£1,500 Per Month

Per Month

Set in a fantastic location, this superb one bedroom flat boasts well presented living space and communal gardens. The property comprises generous reception room, fitted kitchen, spacious double bedroom with built in storage and bathroom with walk in shower. Gwendolen Avenue is a sought after area located close to a wide range of shops, bars and restaurants in Putney town centre. Transport links include Putney and East Putney stations.

-  One Double Bedroom
-  Putney Train Station
-  One Bathroom
-  Putney High
-  Large Reception Room
-  First Floor
-  Modern Fitted Kitchen
-  Available January
-  EPC Rating D / Council Tax Band - C / Holding deposit - £346.15
-  Minimum Term 12 months Deposit - £1,730



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

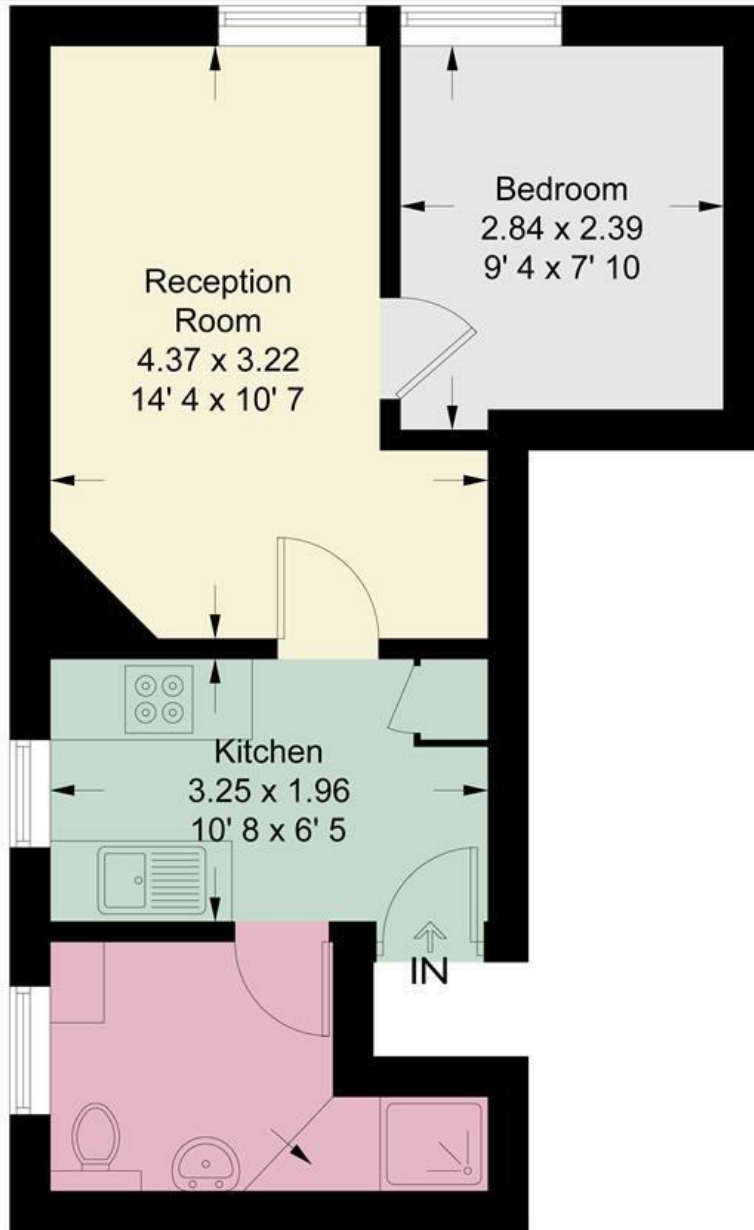
0208 785 4400

Gwendolen Avenue

Approximate Gross Internal Area = 334 sq ft / 31 sq m



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First 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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	

