



**JAMES
ANDERSON**













TO LET

£2,600 Per Month

Bendemeer Road, Putney, SW15

Per Month

A lovely period conversion apartment in a sought after residential road just off the Lower Richmond Road. The property is split over two floors and comprises two large double bedrooms, a family bathroom with shower and a further en suite shower room. The kitchen is spacious, well equipped and has plenty of storage. The large reception room has wooden floors, a big bay window and a period fire place. The principle bedroom is on the top floor and has an en suite shower room and walk in wardrobe. There is also a lovely private garden which is accessible directly from the apartment. The decorative condition is excellent and modern. The flat is only a short walk from Putney Bridge, Putney High Street, Barnes station and common.

-  Two Double Bedrooms
-  Bathroom and En-Suite Shower Room
-  Private Garden
-  Large Bright Reception
-  EPC E / Council Tax Band E / Holding Deposit £600
-  Period Conversion
-  Unfurnished
-  River Thames
-  Split Level
-  minimum Term 12 months / Deposit £3000

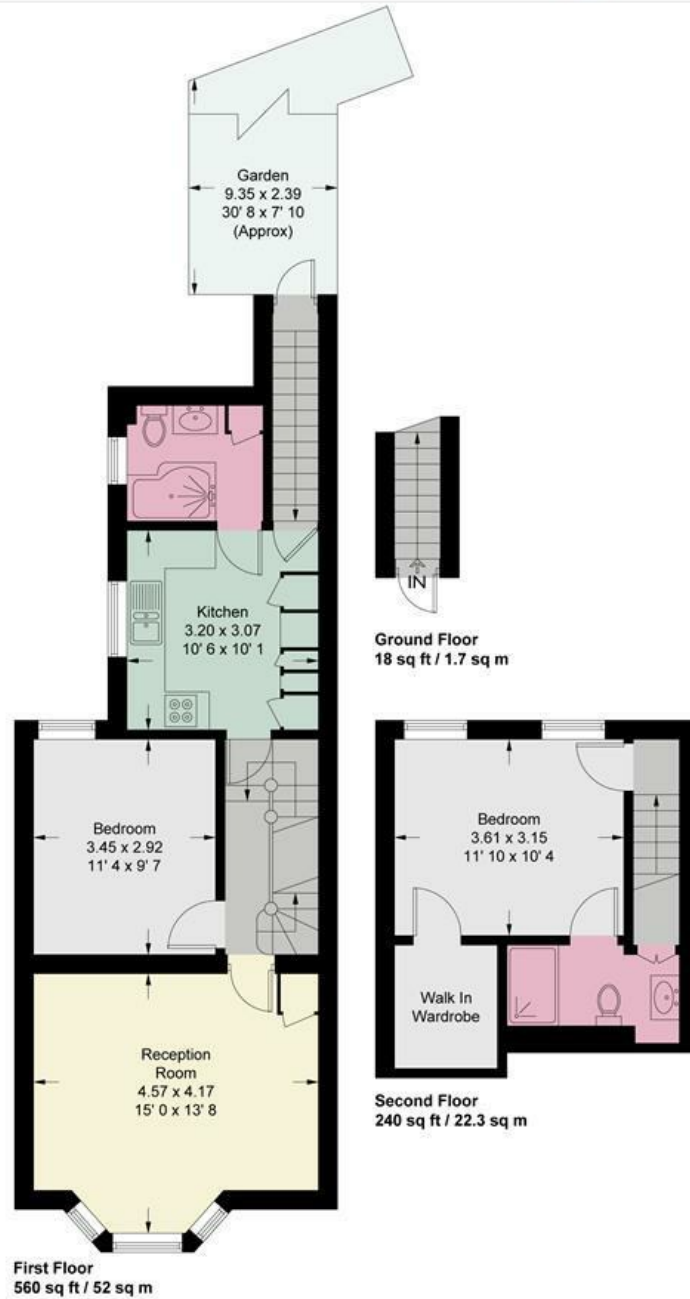


Bendemeer Road

Approximate Gross Internal Area = 818 sq ft / 76 sq m



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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
<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	75

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	

