



**JAMES  
ANDERSON**



## TO LET

Holmbush Road, Putney, SW15

## £2,400 Per Month

Per Month

Larger than average two double bedroom, two bathroom period flat to rent located on a popular residential road in Putney. The property comprises a large reception, two large double bedrooms, two bathrooms and a modern kitchen.

Holmbush Road is Ideally located, the property is within easy reach of East Putney underground and Putney mainline stations, as well as the wealth of amenities of the High Street.



Two Double Bedrooms



Two Bathrooms



Large Reception Room



Modern Kitchen



EPC D / Council Tax Band E / Holding Deposit £576.92



Putney Train Station



Putney High School



Easy Access to the A3



Unfurnished



Minimum Term 12 Months / Deposit £2884.61

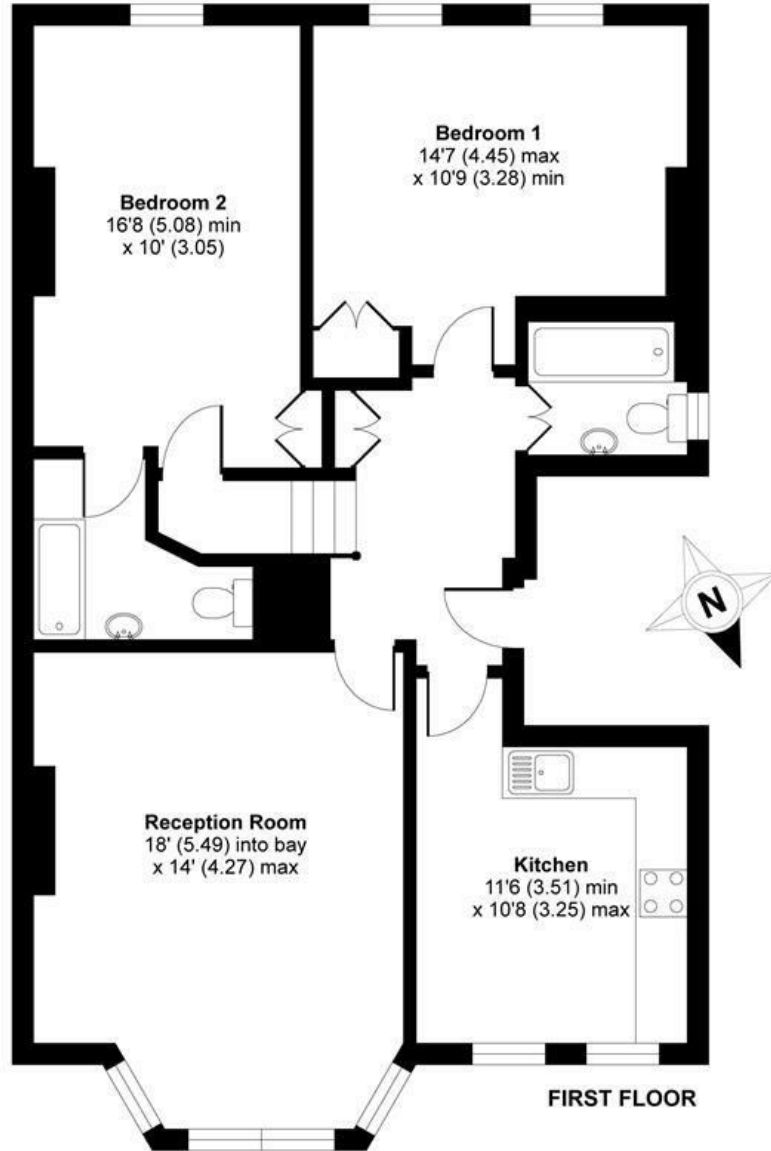


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Holmbush Road, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 952 SQ FT 88.4 SQ METRES



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
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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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