



**JAMES  
ANDERSON**



## TO LET

17 Woodborough Road, Putney, SW15

## £2,100 Per Month

Per Month

A two bedroom first floor conversion flat situated on Woodborough Road. Woodborough Road is conveniently located for Putney town centre and good transport links. The property is neutrally presented throughout and benefits from a bright and spacious lounge/diner with wooden flooring and a modern kitchen. There are two double bedrooms and a bathroom with over bath shower. The property further benefits from unallocated residents parking and a communal garden



Two Bedrooms



Modern Bathroom



Large Reception Room



Modern Kitchen



EPC Rating - C / Council Tax Band E / Holding deposit £484.61



Putney Train Station



Falcon School



Off Street Parking



Communal Garden



Minimum term - 12 months / Deposit £2423

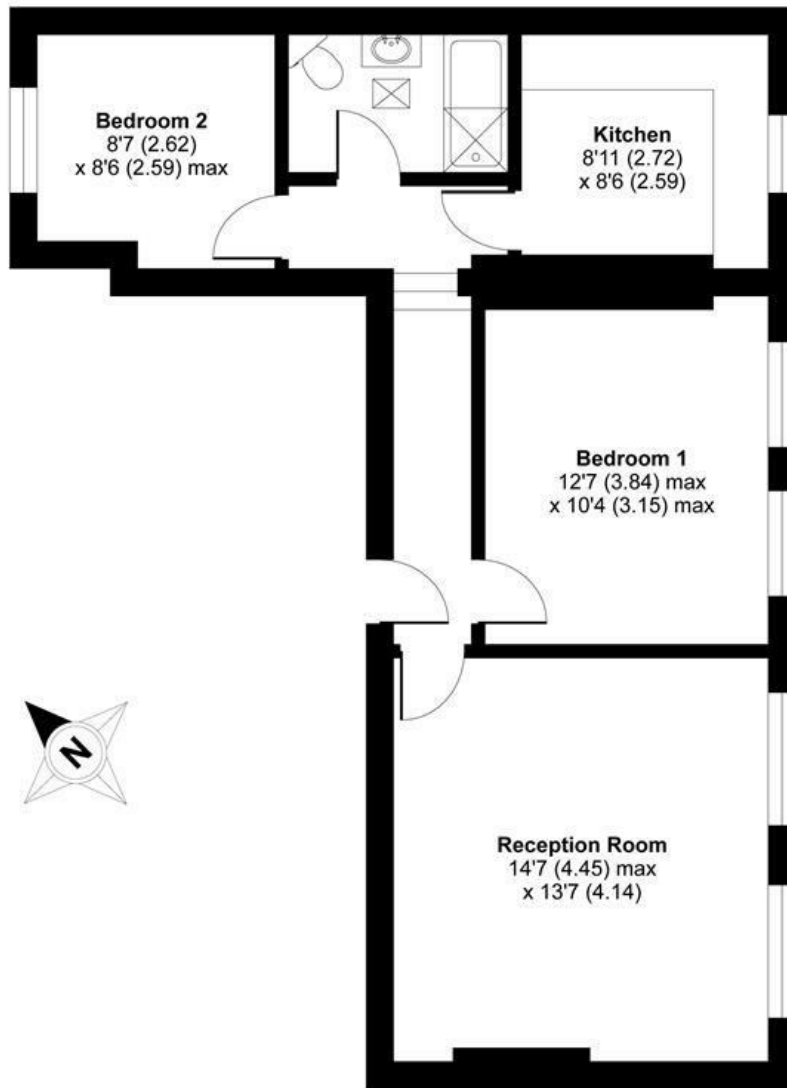


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Woodborough Road, London, SW15

APPROX. GROSS INTERNAL FLOOR AREA 617 SQ FT 57.3 SQ METRES



FIRST 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
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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