



**JAMES  
ANDERSON**



## TO LET

Mexfield Road, London, SW15

## £2,700 Per Month

Per Month

Stunning two double bedroom flat to rent with private rear garden. The property comprises a lovely open plan kitchen reception room with doors leading out to a private rear garden, two double bedrooms and a family bathroom. The property also benefits from a basement which is perfect for storage.

Mexfield Road runs between West Hill and Oakhill Road and is a short distance away from the shops, restaurants and transport facilities of Putney High Street. East Putney Underground station is a short walk via Oakhill Road, and Putney mainline station with direct access into Waterloo is also within walking distance. There are also numerous bus routes, and Wandsworth Park, with its green open spaces, is only a short walk away.



Two Bedrooms



One Bathroom



Open Plan Reception Room



Modern Kitchen



EPC C / Council Tax Band D / Holding Deposit £623.07



East Putney Tube



Brandlehow Primary



Private Garden



Unfurnished



Minimum Term 12 months / Deposit £3115.38

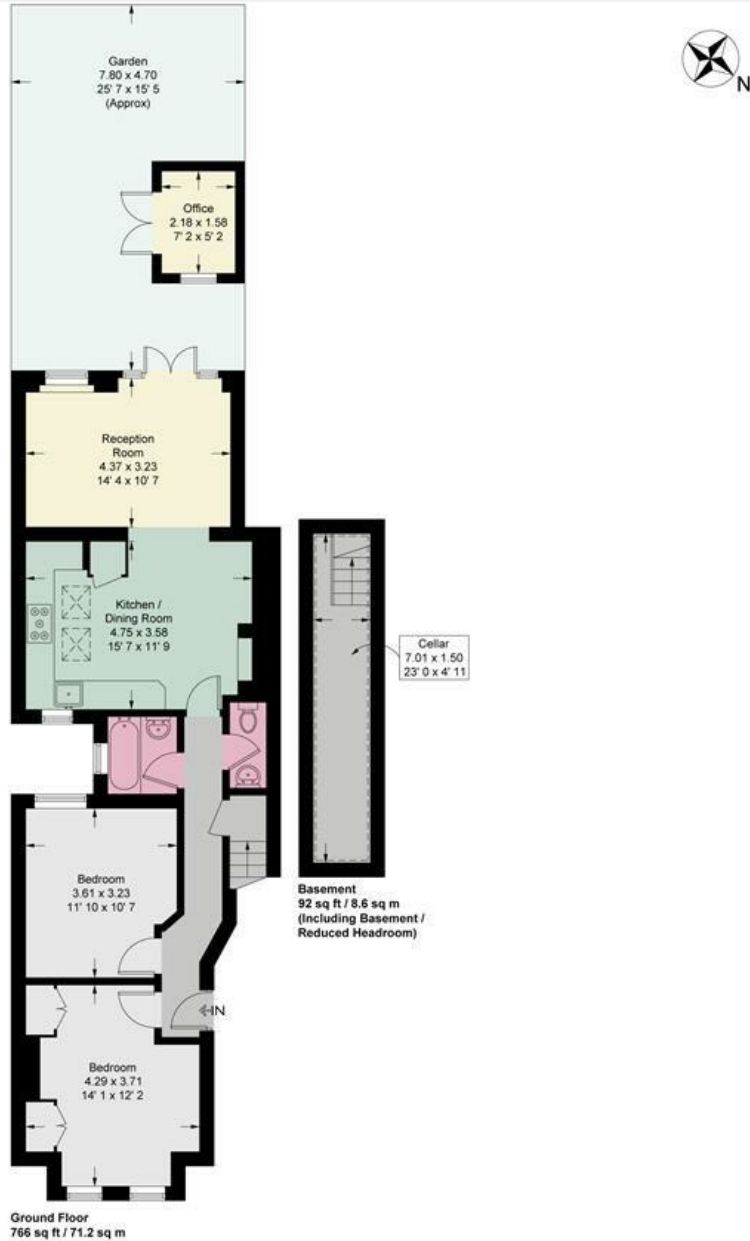


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Mexfield Road

Approximate Gross Internal Area = 766 sq ft / 71.1 sq m  
 (Excluding Basement / Reduced Headroom)  
 Basement / Reduced Headroom = 92 sq ft / 8.6 sq m  
 Office = 37 sq ft / 3.5 sq m  
 Total = 895 sq ft / 83.2 sq m



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) <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>		
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