



**JAMES  
ANDERSON**



## TO LET

Lower Richmond Road, Putney, SW15

## £2,495 Per Month

Per Month

Stunning two double bedroom split level flat to rent with private roof terrace. Situated on the Lower Richmond Road in the heart of West Putney with easy access to the shopping and transport facilities of the Lower Richmond Road and Central Putney. Putney Bridge Underground and Putney Mainline are found just a ten minute walk away. There are numerous local bus routes providing easy access into the City, West End. The River Thames Embankment is a short walk from this charming property.



Two Double Bedrooms



Modern Bathroom



Large Bright Reception Room



Mezzanine Style Kitchen



EPC Rating D / Council Tax Band E / Holding Deposit £575.76



Putney Train Station



Hotham Primary



Private Roof Terrace



Split Level



Minimum Term 12 Months / Deposit £2878.84



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

0208 785 4400



### Lower Richmond Road

Approximate Gross Internal Area = 797 sq ft / 74.1 sq m  
(Excluding Void)

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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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