



**JAMES  
ANDERSON**



# TO LET

Lower Richmond Road, Putney, SW15

# £1,695 Per Month

Per Month

Lovely split level one bedroom flat to rent comprising a large reception room with dining area, modern fitted kitchen, spacious double bedroom and a modern bathroom suite.

Superbly located the property is within easy reach of the green open spaces of Wandsworth Park, Barnes Common and the variety of shops, bars and restaurants on Putney High Street. Nearby transport links include Putney, Putney Bridge and East Putney stations.



One Double Bedroom



Modern Bathroom



Large Bright Reception Room



Modern Kitchen



EPC Rating C / Council Tax Band B / Holding Deposit £391.15



Putney Train Station



Hotham Primary



Close to River Thames



Available November

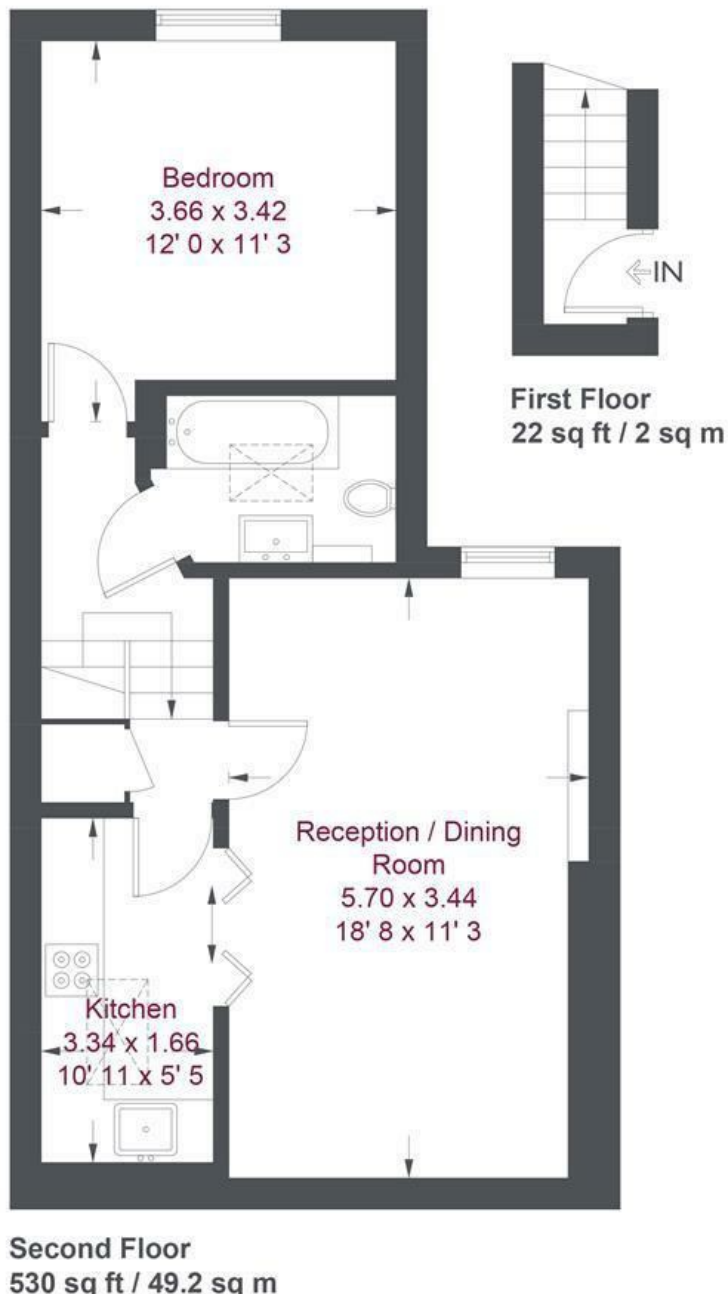


Minimum Term 12 Months / Deposit £1955.76



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

0208 785 4400



### Lower Richmond Road

Approximate Gross Internal Area = 552 sq ft / 51.2 sq m

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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

