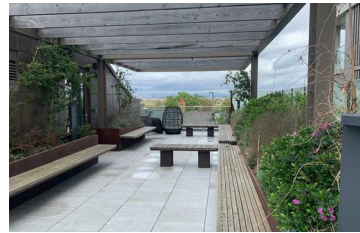




**JAMES
ANDERSON**



TO LET

Smyth Building, London, SW15

£2,200 Per Month

Per Month

Stunning one bedroom apartment with balcony to rent in central Putney. The property comprises a large bright open plan kitchen reception room, good sized double bedroom and a modern bathroom.



One Double Bedroom



Modern Bathroom



Open Plan Reception



Modern Kitchen



EPC B / Council Tax Band D / Holding Deposit £461.53



East Putney Tube



Putney High



Communal Roof Terrace



Balcony

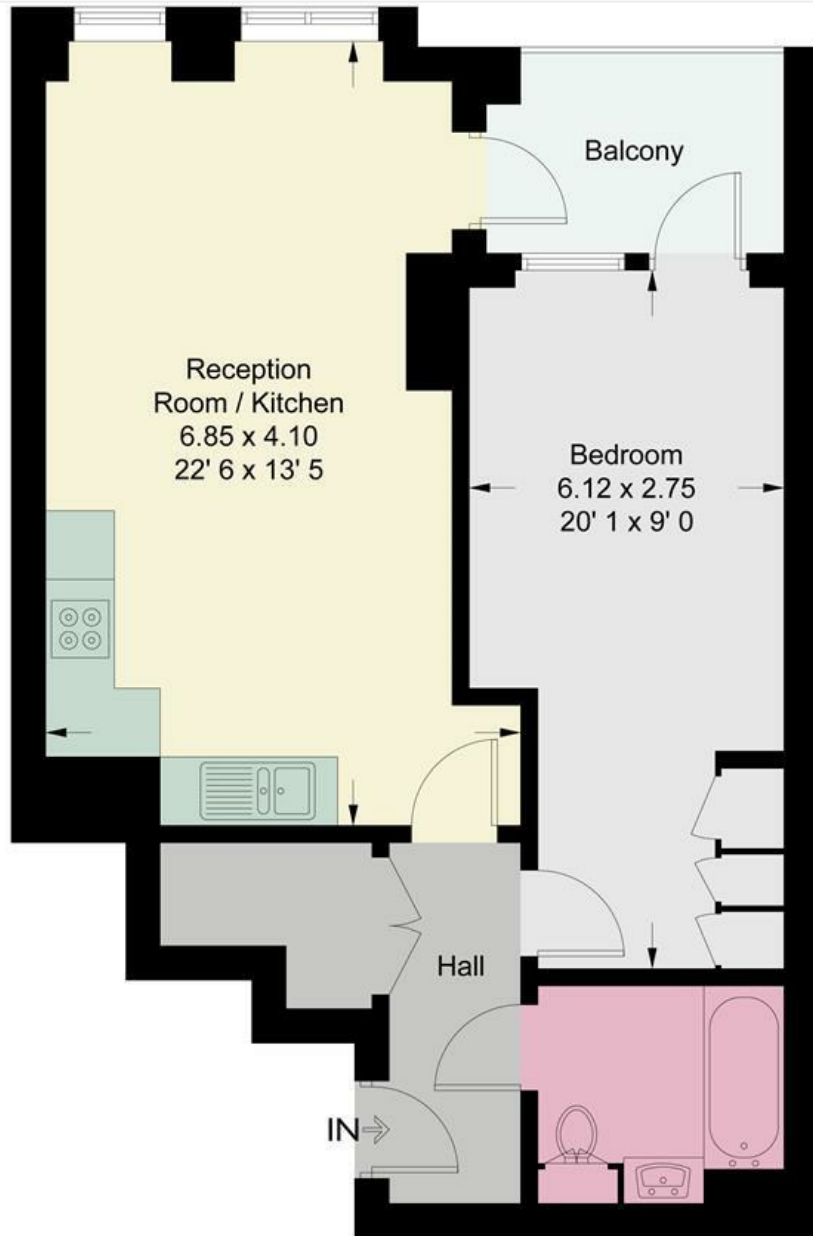


Minimum Term 12 Months / £2307.69



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

0208 785 4400



First Floor

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) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

